

HOUSING NOW

Vancouver and Abbotsford CMAs



Canada Mortgage and Housing Corporation

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Vancouver CMA New Housing Market Activity

For June 2009, foundations were poured for 571 new residential units in the Vancouver CMA, which is a 69 per cent drop from June 2008 level. Surrey and Vancouver City accounted for most of the new housing starts this month.

Builders started fewer new residential projects during the first half of the year. During the first six months of 2009, total residential housing starts registered just over 3,300 units, a 67 per cent decrease from the same period last year. The sharpest decline was in multiple-family residential starts as builders held back on new projects until more of the existing stock of new multiple-family residential units is sold.

Table of contents

- 1 Vancouver CMA New Housing Market Activity
- 2 Vancouver CMA Resale Housing Activity
- 2 Abbotsford CMA New Housing Activity
- 3 Maps
- 15 Housing Tables
- 55 Methodology

Figure 1



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The type of multiple-unit projects being built has also been shifting from high-rise, concrete constructions to more low- to mid-rise condominium and townhouse developments. These more modest sized projects typically have shorter completion times, so developers are able to be more flexible in phasing supply to meet market demand. Lower-rise developments also allow for the use of wood-frame construction instead of the more costly concrete structures, which, in turn, enables developers to lower the price point of the finished home.

Over the last two months of the second quarter, new housing purchases ramped up as home buyers took advantage of historically low mortgage interest rates and responded to builder incentives and sales strategies. The total number of units absorbed in June grew to over 1,800, a 10 per cent increase over the June 2008 level. Surrey, Vancouver City, and Richmond accounted for most of the absorptions. Year-to-date, the total number of units absorbed in Vancouver CMA rose two per cent compared to the same period a year ago. In terms of price, the magnitude of decline in June 2009 compared to a year ago was more apparent for absorbed single-detached units at the higher end of the spectrum whereas low- to mid-range prices remained fairly constant.

Vancouver CMA Resale Housing Activity

Resale housing activity picked up in the second half of 2009. The number of sales recorded for single-detached units in the first half of the year was just about two per cent lower than a year ago. For attached and apartment units, the number of sales during the first half of the year was up 4 per cent and 10 per cent, respectively. Homebuyers have been lured by improved affordability as a result of softened resale prices and low mortgage interest rates.

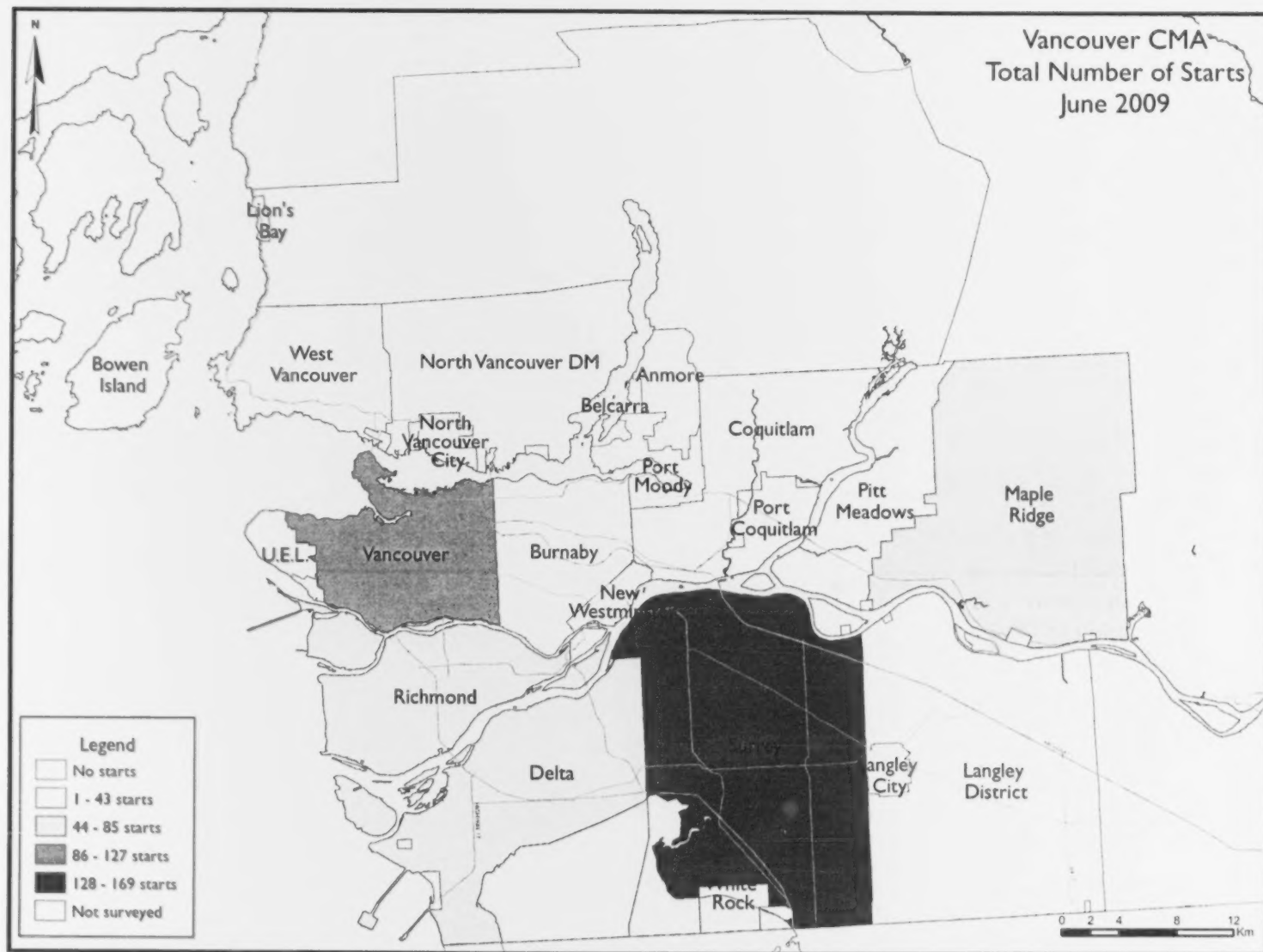
With increased sales, the number of active listings has been whittled down. As a result, the sales-to-active listings ratio has moved up, spiking into seller's market conditions in June. Sales-to-active listings ratios are just about par with the same period last year for all types of resale properties except attached units, such as townhouses.

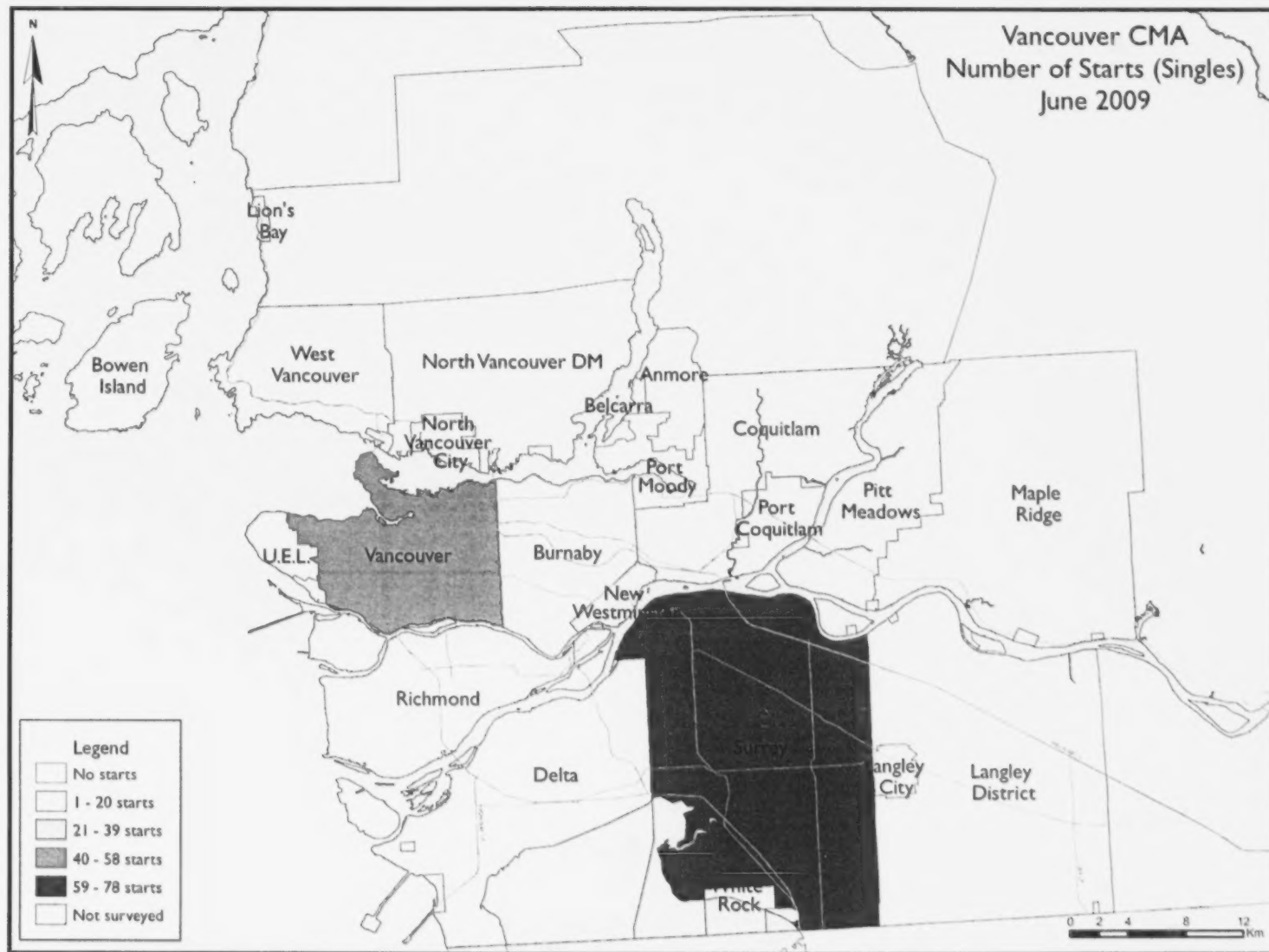
The sales-to-new listings ratio, the leading indicator of price movement, has been in seller's market territory for several months. Prices have moved up accordingly, from the low reached in March of this year. For the first half of the year, the average price of a single-detached home has dropped almost 10 per cent and for an apartment condominium the price has fallen approximately 11 per cent, compared to the same period last year.

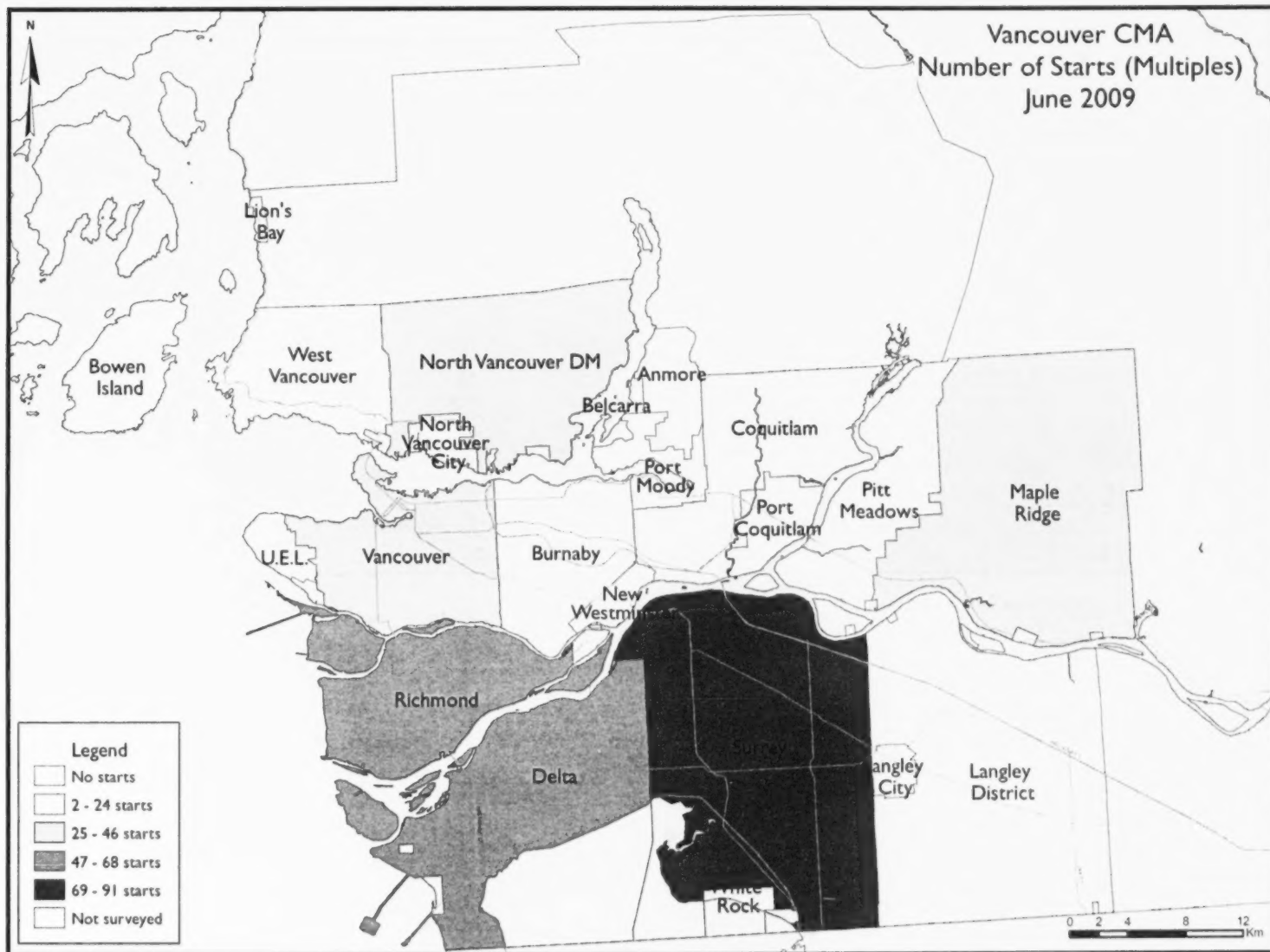
Abbotsford CMA New Housing Activity

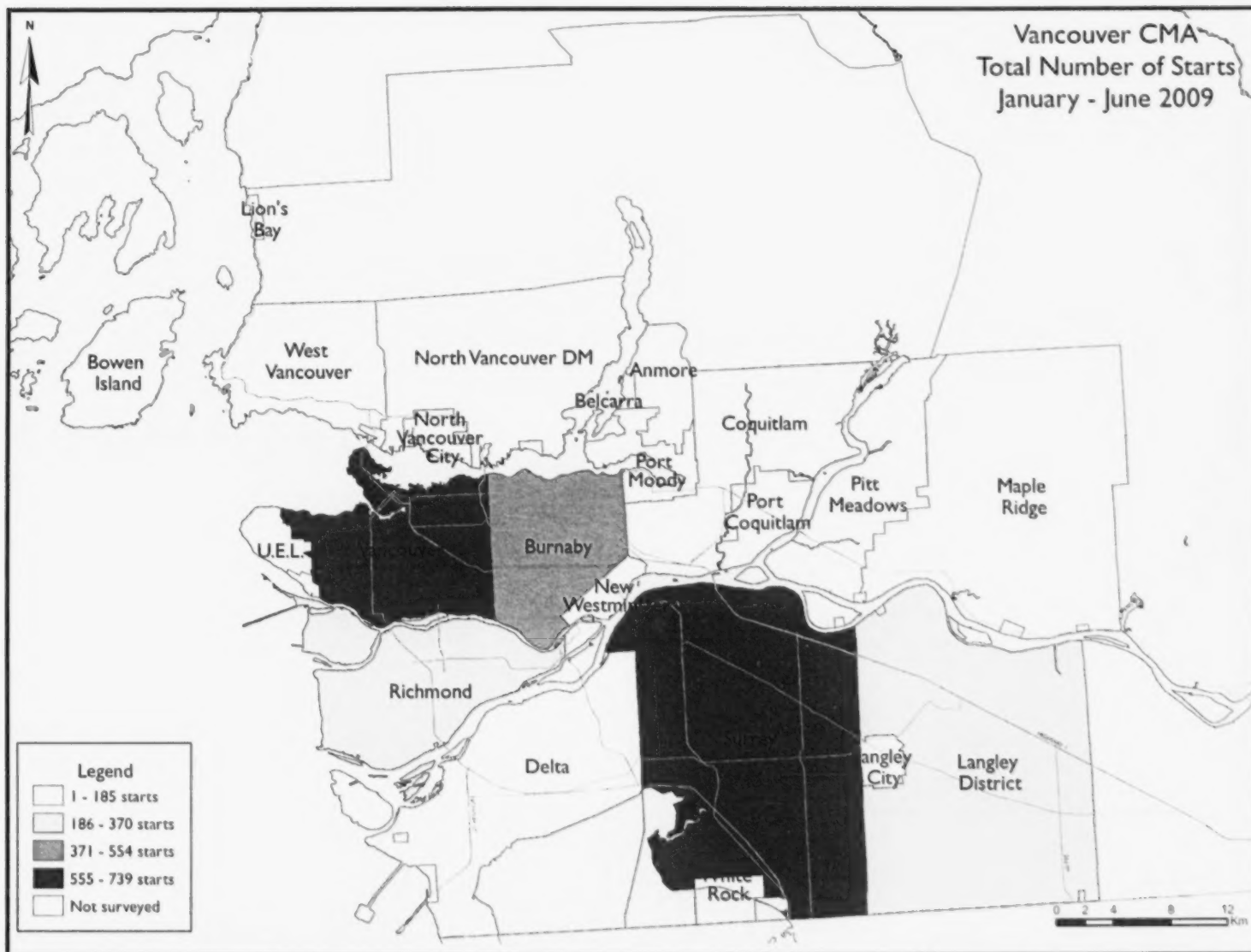
New housing construction activity in the Abbotsford CMA has been calm during the first half of 2009. Foundations were poured for approximately 149 new homes, down from the 915 recorded for the same period last year. The majority of these new housing projects were in Abbotsford City.

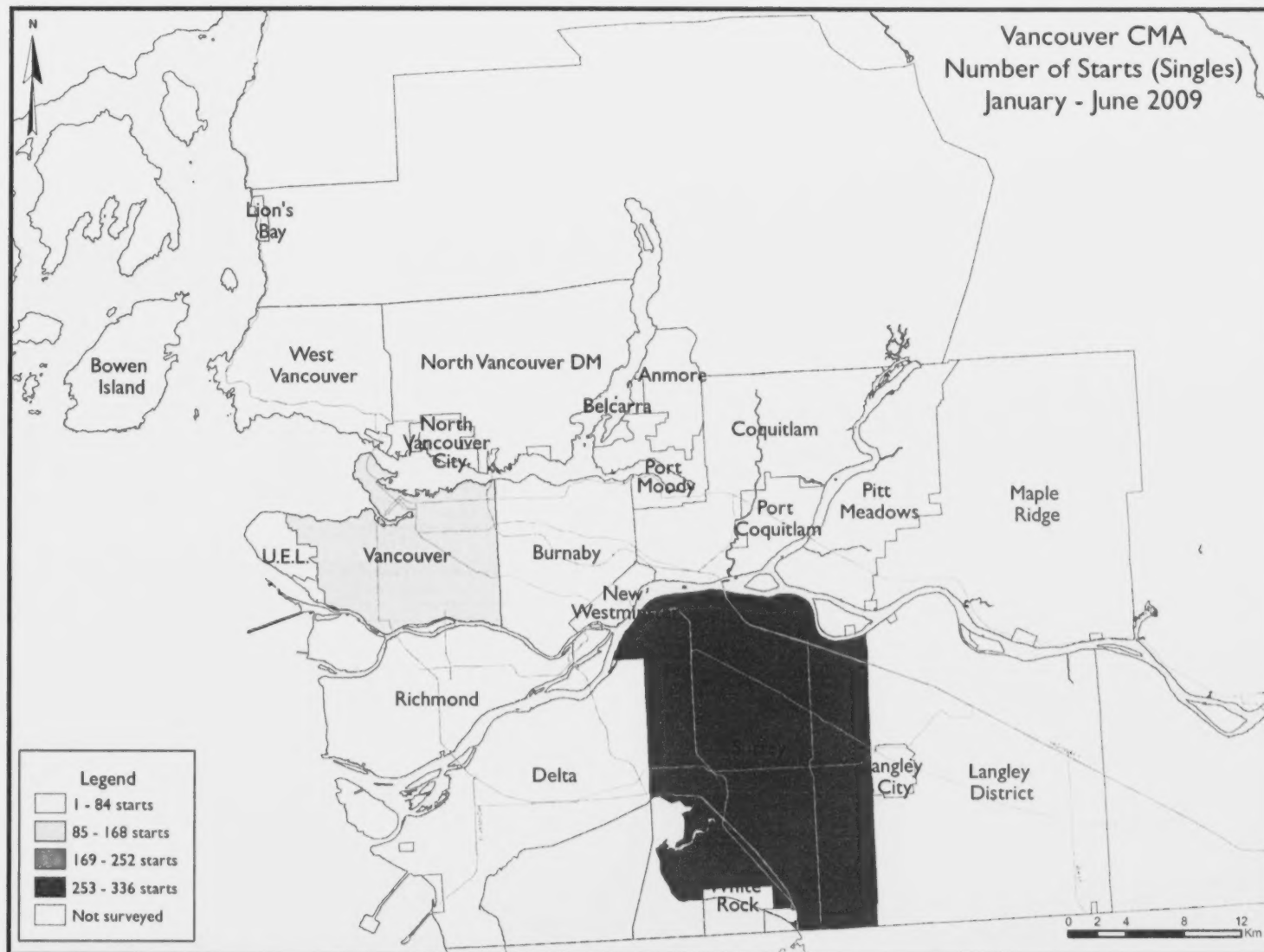
In June 2009, number of units under construction had also fallen to 793 from 1,141 recorded a year ago. Developers, waiting for existing inventories to be absorbed and market conditions to improve, are holding off on new projects. Until now, the rate of absorption has not yet caught up with the rate of completion: the number of newly constructed units completed and not absorbed rose 68 per cent over a year ago.

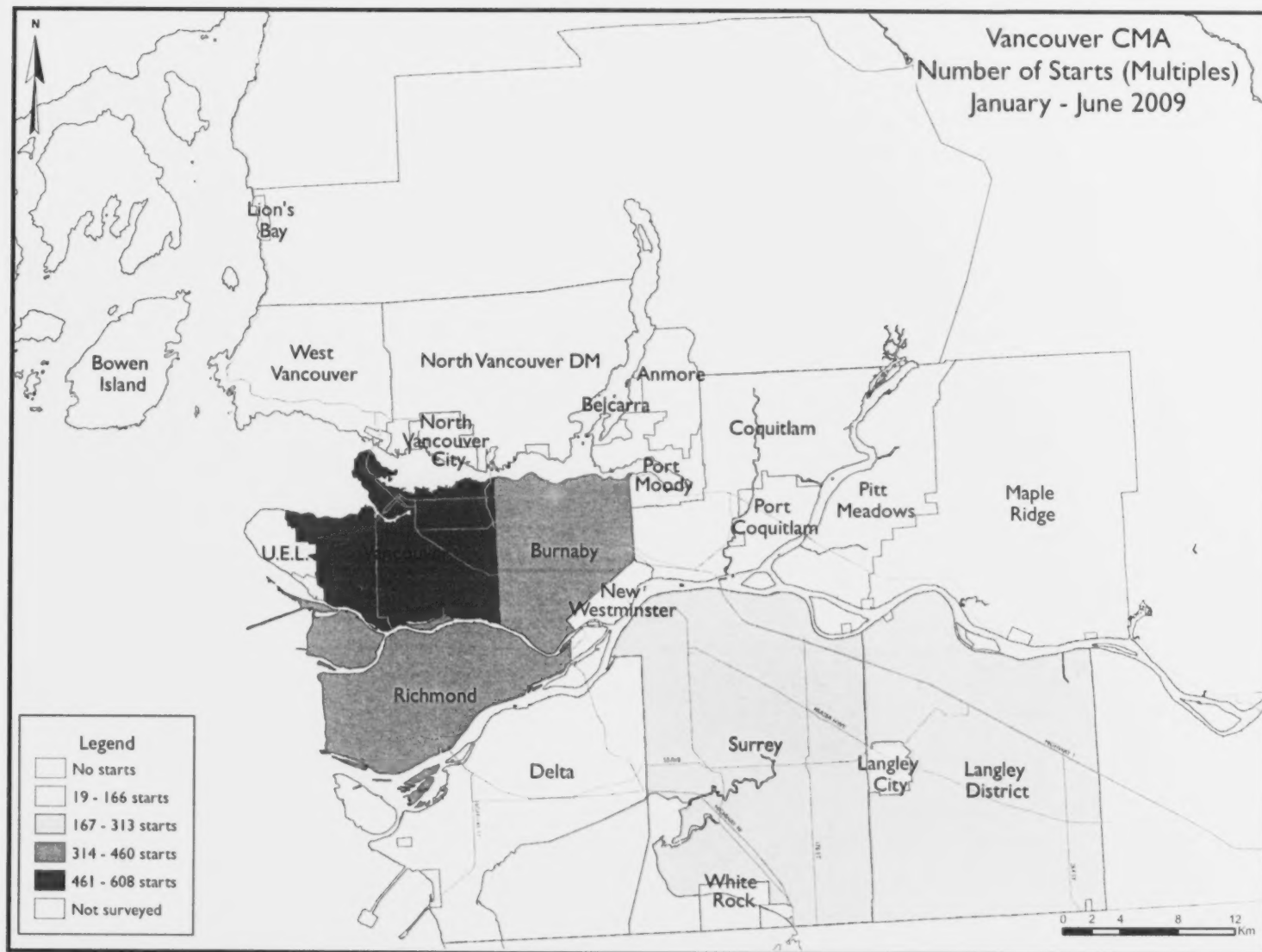


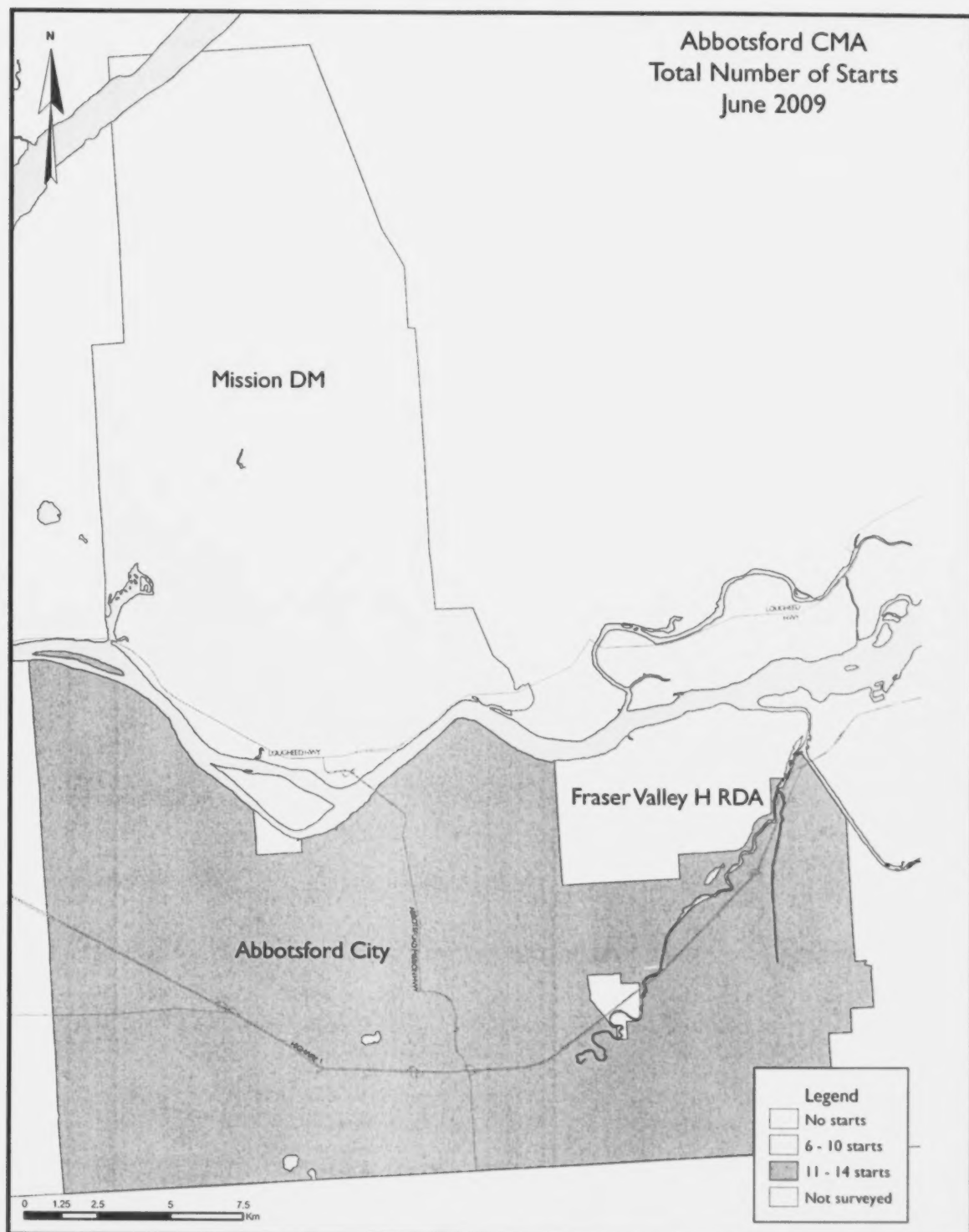


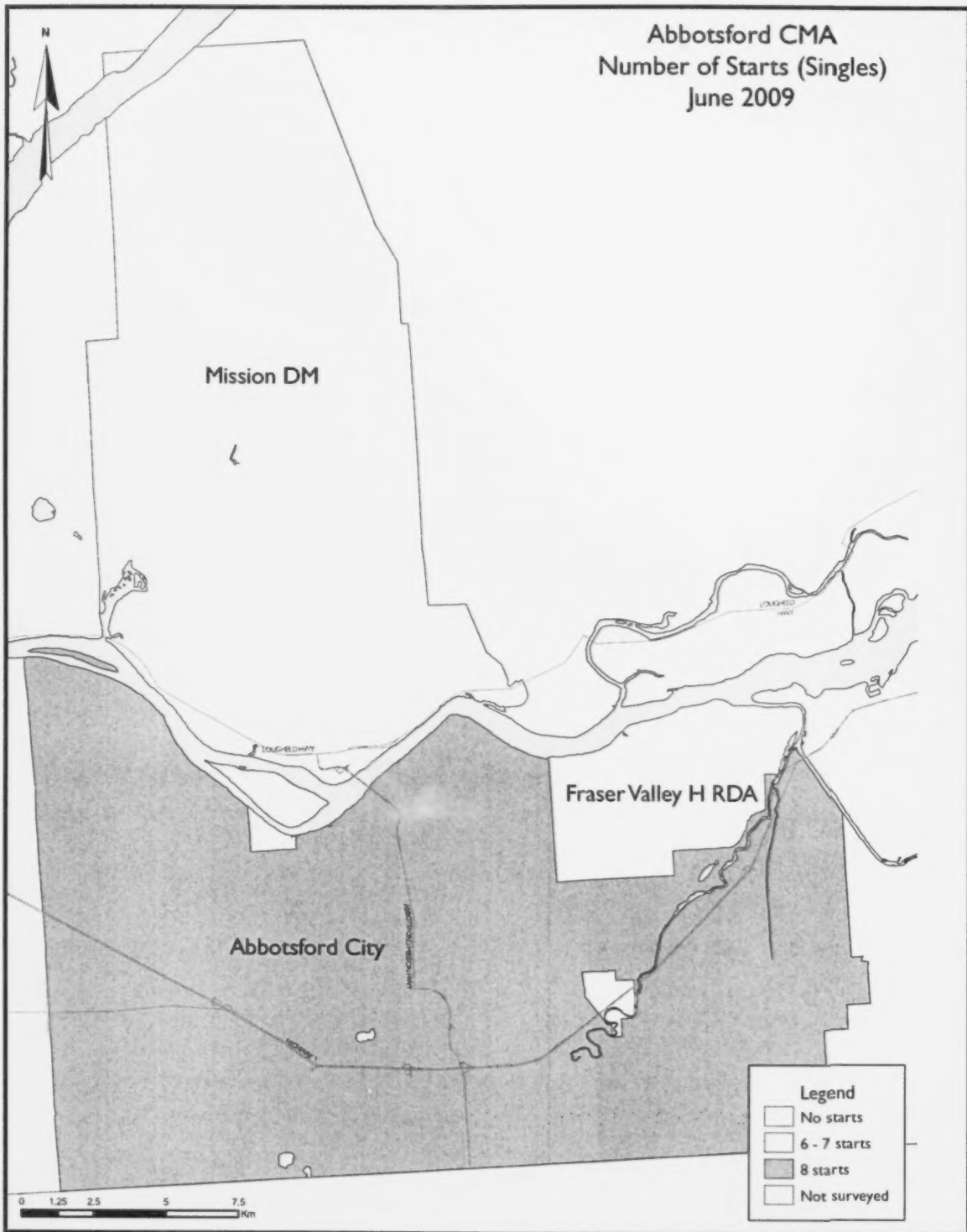


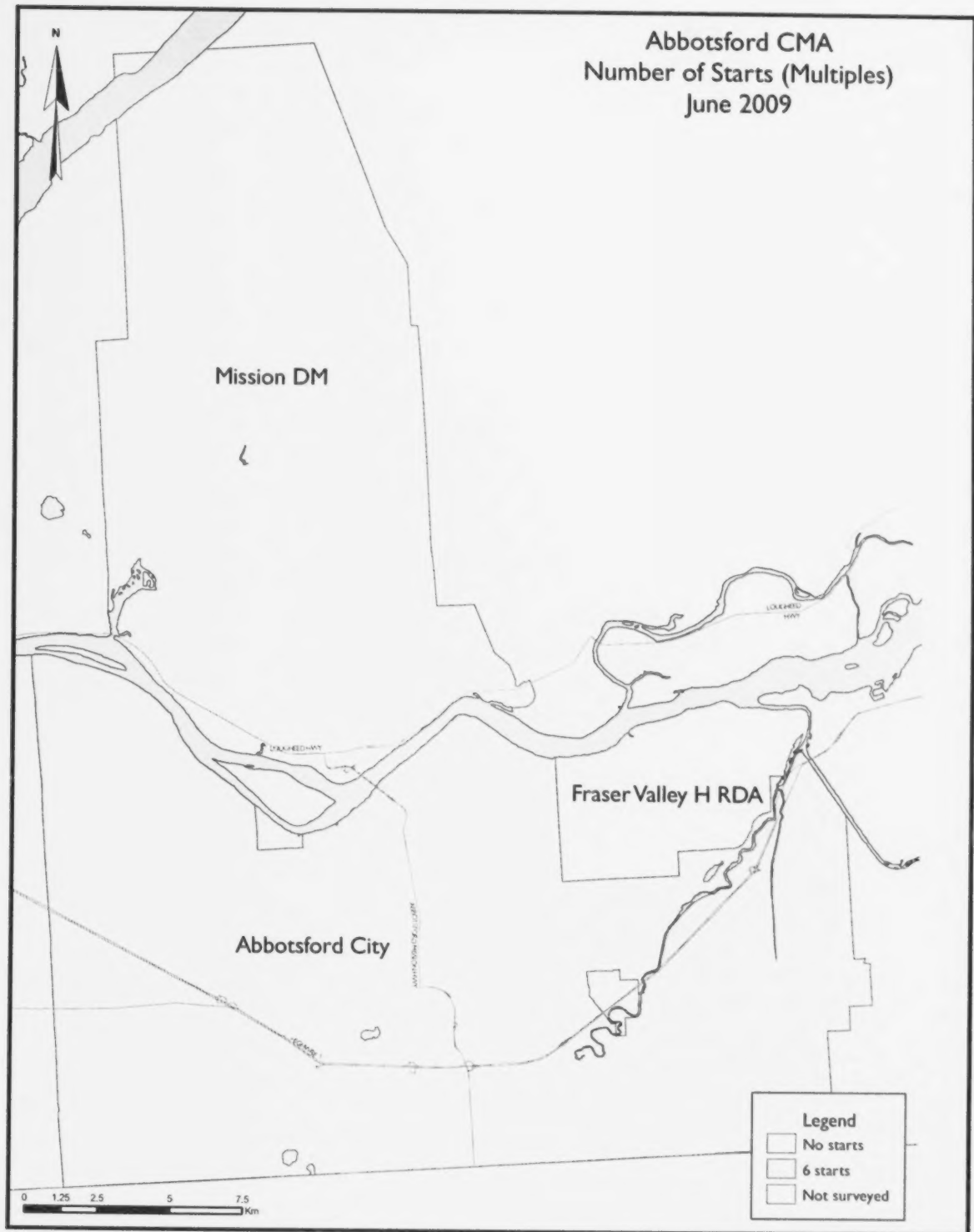


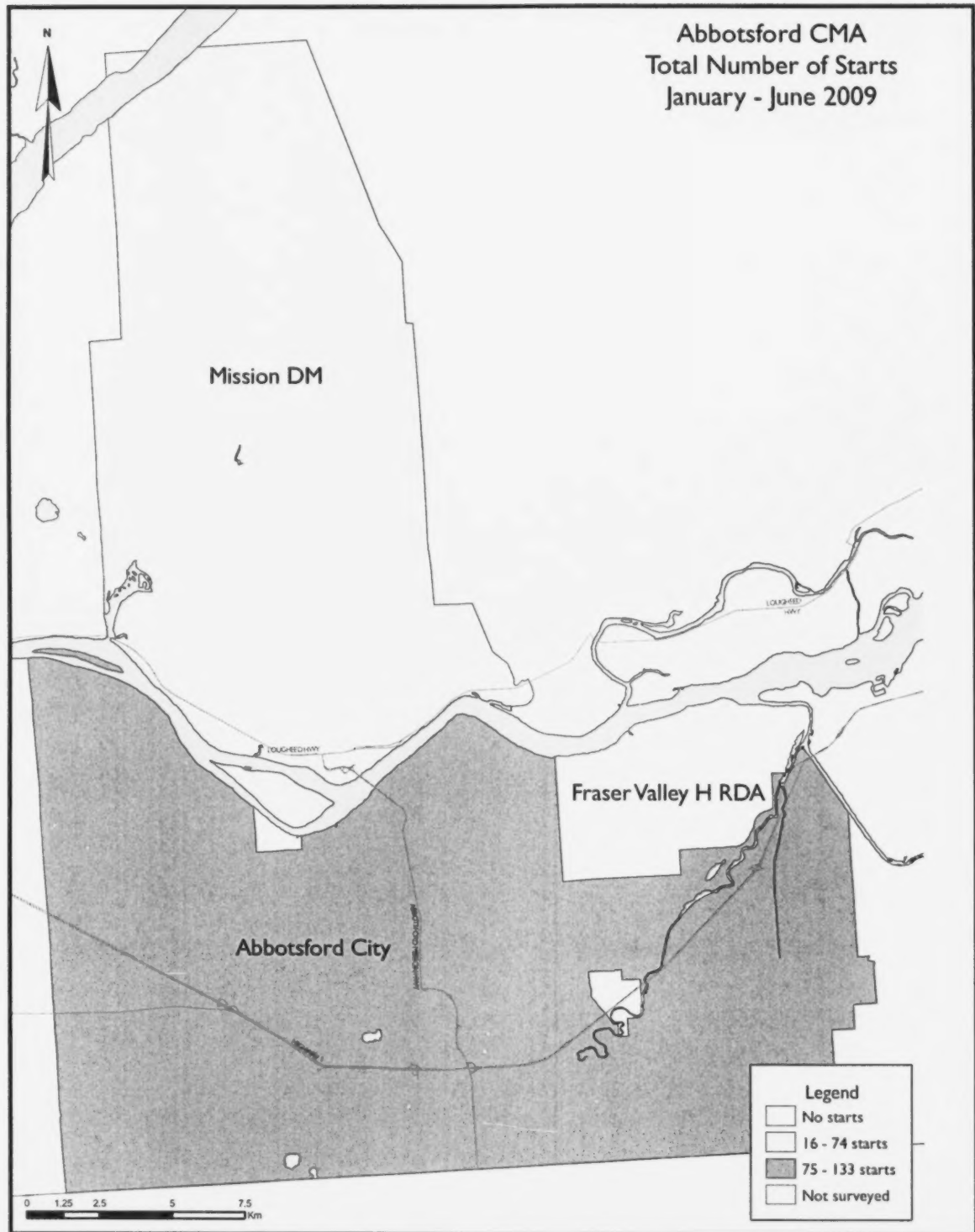


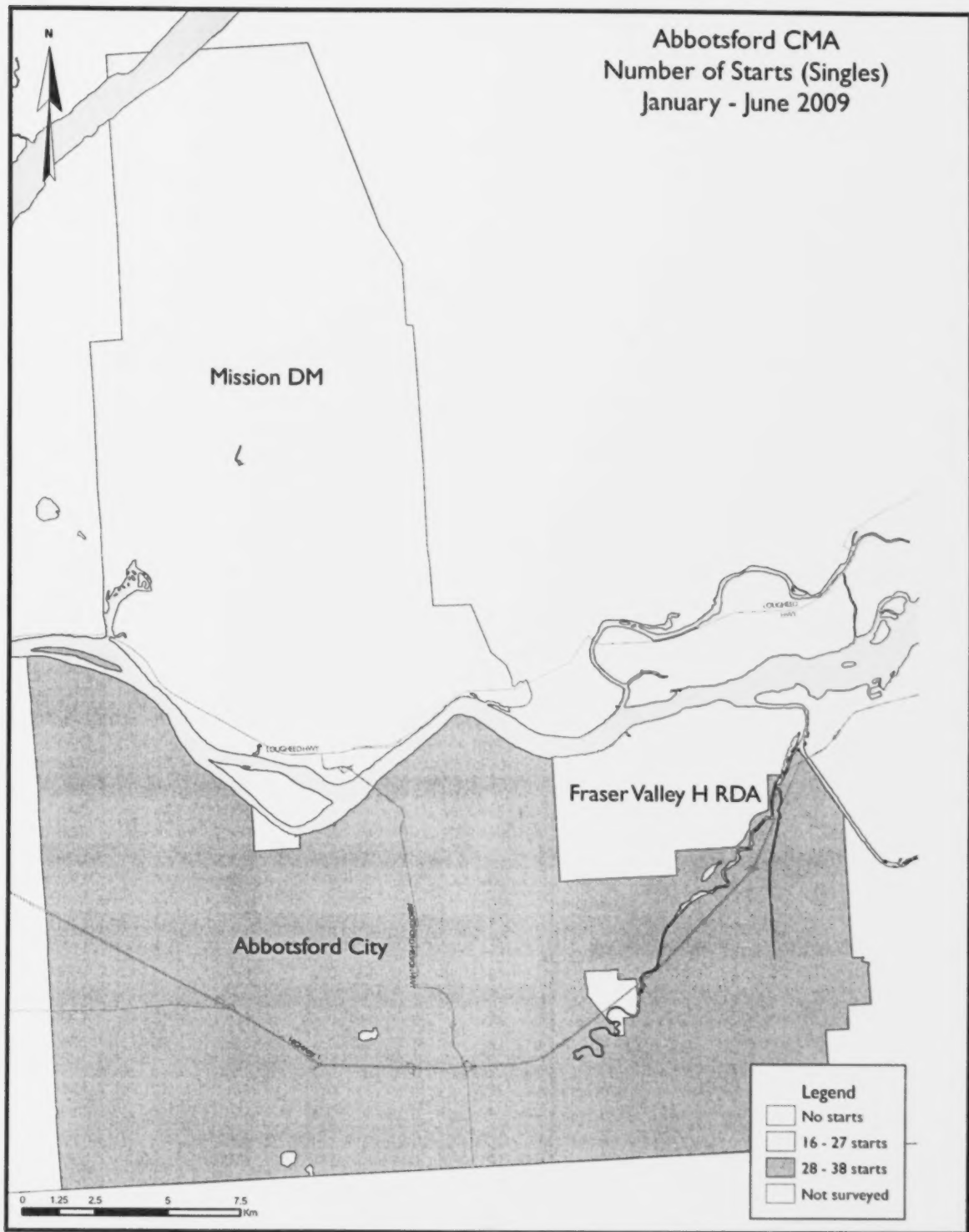


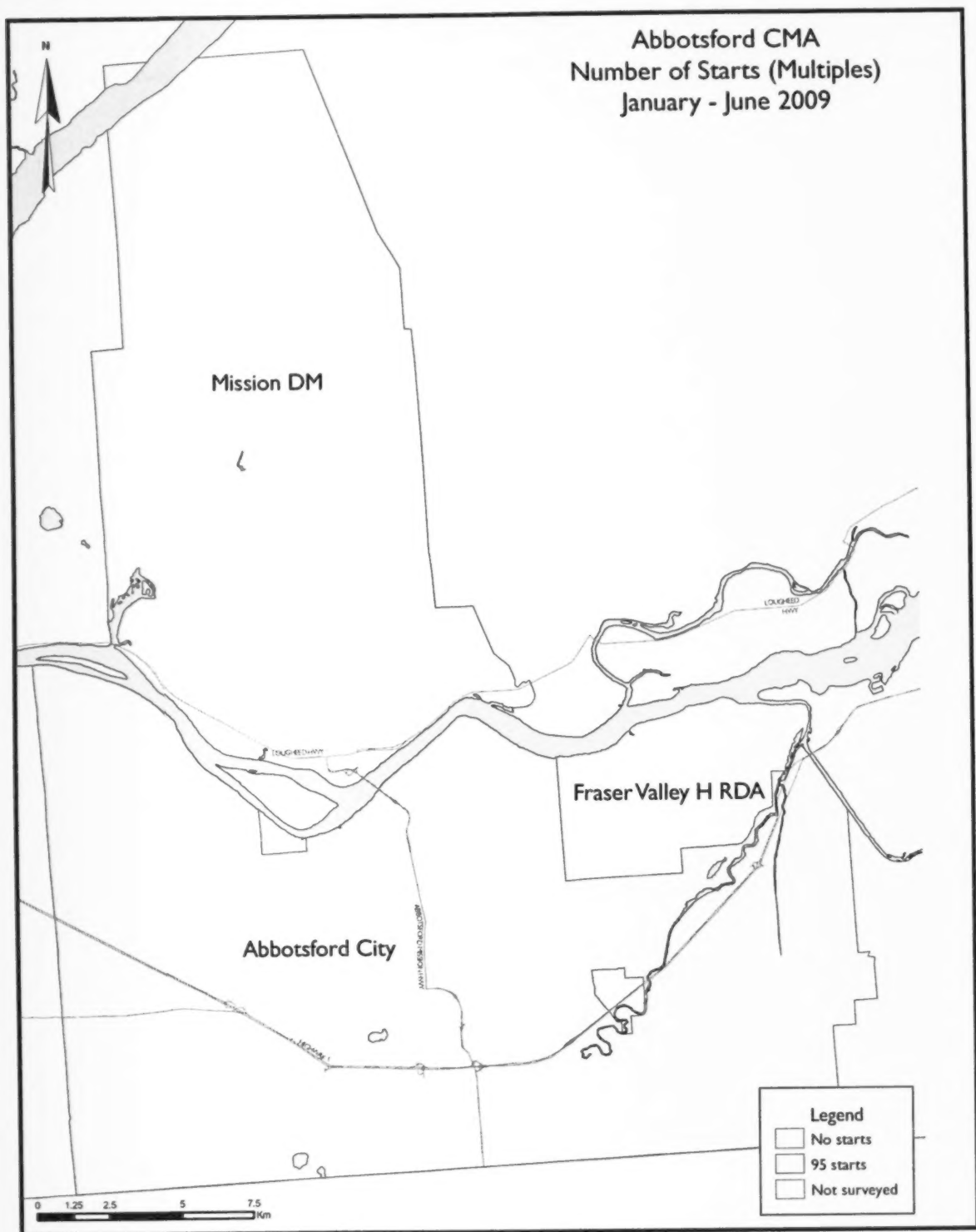












HOUSING NOW REPORT TABLES

Available in ALL reports:

- 1 Housing Activity Summary of CMA
- 2 Starts by Submarket and by Dwelling Type – Current Month or Quarter
- 2.1 Starts by Submarket and by Dwelling Type – Year-to-Date
- 3 Completions by Submarket and by Dwelling Type – Current Month or Quarter
- 3.1 Completions by Submarket and by Dwelling Type – Year-to-Date
- 4 Absorbed Single-Detached Units by Price Range
- 5 MLS® Residential Activity
- 6 Economic Indicators

Available in SELECTED Reports:

- 1.1 Housing Activity Summary by Submarket
- 1.2 History of Housing Activity (once a year)
- 2.2 Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
- 2.3 Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
- 2.4 Starts by Submarket and by Intended Market – Current Month or Quarter
- 2.5 Starts by Submarket and by Intended Market – Year-to-Date
- 3.2 Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
- 3.3 Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
- 3.4 Completions by Submarket and by Intended Market – Current Month or Quarter
- 3.5 Completions by Submarket and by Intended Market – Year-to-Date
- 4.1 Average Price (\$) of Absorbed Single-Detached Units

SYMBOLS

- n/a Not applicable
- * Totals may not add up due to co-operatives and unknown market types
- ** Percent change > 200%
- Nil
- Amount too small to be expressed
- SA Monthly figures are adjusted to remove normal seasonal variation

Table I: Housing Activity Summary of Vancouver CMA
June 2009

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
June 2009	216	22	56	0	187	75	0	10	571
June 2008	402	26	82	3	213	817	2	185	1,730
% Change	-46.3	-15.4	-31.7	-100.0	-12.2	-90.8	-100.0	-94.6	-67.0
Year-to-date 2009	868	78	209	2	730	1,348	5	97	3,342
Year-to-date 2008	1,838	194	361	27	1,242	6,256	3	257	10,178
% Change	-52.8	-59.8	-42.1	-92.6	-41.2	-78.5	66.7	-62.3	-67.2
UNDER CONSTRUCTION									
June 2009	2,329	195	571	30	2,065	13,814	2	690	19,701
June 2008	3,169	272	507	59	2,675	19,070	2	690	26,444
% Change	-26.5	-28.3	12.6	-49.2	-22.8	-27.6	0.0	0.0	-25.5
COMPLETIONS									
June 2009	339	30	36	0	250	1,114	8	272	2,049
June 2008	311	16	24	9	219	886	0	135	1,600
% Change	9.0	87.5	50.0	-100.0	14.2	25.7	n/a	101.5	28.1
Year-to-date 2009	1,661	176	240	7	1,261	5,289	30	547	9,211
Year-to-date 2008	1,820	150	154	57	1,023	5,432	3	197	8,836
% Change	-8.7	17.3	55.8	-87.7	23.3	-2.6	**	177.7	4.2
COMPLETED & NOT ABSORBED									
June 2009	1,017	151	141	22	377	706	0	129	2,543
June 2008	804	77	67	15	113	267	2	20	1,365
% Change	26.5	96.1	110.4	46.7	**	164.4	-100.0	**	86.3
ABSORBED									
June 2009	361	53	46	1	244	888	8	227	1,828
June 2008	319	37	16	9	234	902	4	136	1,657
% Change	13.2	43.2	187.5	-88.9	4.3	-1.6	100.0	66.9	10.3
Year-to-date 2009	1,748	168	233	11	1,251	5,137	30	366	8,944
Year-to-date 2008	1,780	152	140	61	1,065	5,317	61	187	8,763
% Change	-1.8	10.5	66.4	-82.0	17.5	-3.4	-50.8	95.7	2.1

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
June 2009

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
Burnaby									
June 2009	7	6	0	0	0	0	0	0	13
June 2008	15	8	0	0	33	148	0	0	204
Delta									
June 2009	7	0	0	0	0	51	0	1	59
June 2008	18	0	0	0	0	0	0	1	19
Langley									
June 2009	15	0	8	0	5	0	0	0	28
June 2008	28	2	18	0	0	0	2	0	50
Maple Ridge / Pitt Meadows									
June 2009	20	0	0	0	35	0	0	0	60
June 2008	33	0	0	0	0	0	0	0	33
New Westminster									
June 2009	1	0	0	0	0	0	0	0	1
June 2008	7	0	0	0	0	0	0	0	7
North Vancouver									
June 2009	6	0	0	0	23	24	0	0	53
June 2008	9	0	0	0	0	0	0	0	9
Richmond									
June 2009	7	0	14	0	35	0	0	0	56
June 2008	49	0	36	0	23	64	0	2	174
Surrey									
June 2009	78	0	2	0	80	0	0	9	169
June 2008	139	0	2	3	116	426	0	18	704
Tri-Cities									
June 2009	20	0	6	0	3	0	0	0	29
June 2008	11	2	6	0	38	0	0	0	57
University Endowment Lands									
June 2009	1	0	0	0	0	0	0	0	1
June 2008	0	0	0	0	0	0	0	77	77
Vancouver City									
June 2009	45	16	24	0	6	0	0	0	91
June 2008	67	14	10	0	3	179	0	87	360
West Vancouver									
June 2009	3	0	0	0	0	0	0	0	3
June 2008	14	0	0	0	0	0	0	0	14
White Rock									
June 2009	3	0	2	0	0	0	0	0	5
June 2008	2	0	10	0	0	0	0	0	12
Vancouver CMA									
June 2009	216	22	56	0	187	75	0	10	571
June 2008	402	26	82	3	213	817	2	185	1,730

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
June 2009

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
UNDER CONSTRUCTION									
Burnaby									
June 2009	111	30	0	0	131	1,323	0	0	1,595
June 2008	126	82	0	0	203	2,466	0	0	2,877
Delta									
June 2009	91	4	0	0	112	51	0	5	263
June 2008	98	2	0	0	20	0	0	2	122
Langley									
June 2009	248	8	72	0	90	500	0	0	918
June 2008	446	12	78	0	86	445	2	1	1,070
Maple Ridge / Pitt Meadows									
June 2009	169	2	0	1	117	152	0	0	446
June 2008	313	0	0	1	104	524	0	0	942
New Westminster									
June 2009	21	0	0	0	0	614	0	0	635
June 2008	26	4	0	0	4	648	0	0	682
North Vancouver									
June 2009	61	16	18	2	99	594	0	0	790
June 2008	109	10	4	1	73	818	0	32	1,047
Richmond									
June 2009	148	6	160	3	262	1,304	0	6	1,889
June 2008	184	4	127	8	254	2,021	0	6	2,604
Surrey									
June 2009	753	16	18	24	845	3,019	0	114	4,789
June 2008	1,004	12	36	39	1,302	3,245	0	182	5,820
Tri-Cities									
June 2009	94	18	129	0	135	1,138	0	1	1,515
June 2008	104	28	139	10	240	2,503	0	54	3,078
University Endowment Lands									
June 2009	8	0	0	0	76	139	0	257	480
June 2008	7	0	0	0	90	124	0	184	405
Vancouver City									
June 2009	407	79	122	0	185	4,912	2	307	6,014
June 2008	480	100	65	0	271	6,023	0	229	7,168
West Vancouver									
June 2009	139	14	0	0	8	33	0	0	194
June 2008	182	16	0	0	28	26	0	0	252
White Rock									
June 2009	11	2	52	0	5	35	0	0	105
June 2008	10	2	56	0	0	227	0	0	295
Vancouver CMA									
June 2009	2,329	195	571	30	2,065	13,814	2	690	19,701
June 2008	3,169	272	507	59	2,675	19,070	2	690	26,444

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
June 2009

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
COMPLETIONS									
Burnaby									
June 2009	24	10	0	0	12	146	0	0	192
June 2008	7	8	0	0	10	199	0	0	224
Delta									
June 2009	24	0	0	0	0	0	0	4	28
June 2008	9	0	0	0	0	0	0	0	9
Langley									
June 2009	57	0	4	0	8	0	1	0	70
June 2008	28	4	12	0	23	0	0	0	67
Maple Ridge / Pitt Meadows									
June 2009	7	2	0	0	12	99	0	0	120
June 2008	27	0	0	0	52	0	0	0	79
New Westminster									
June 2009	6	0	0	0	0	0	0	0	6
June 2008	5	0	0	2	0	164	0	0	171
North Vancouver									
June 2009	22	2	10	0	3	175	0	0	212
June 2008	9	2	0	0	0	0	0	0	11
Richmond									
June 2009	2	0	0	0	84	131	0	0	217
June 2008	37	0	6	0	0	20	0	0	63
Surrey									
June 2009	121	0	2	0	56	198	0	83	460
June 2008	120	0	0	0	100	0	0	6	226
Tri-Cities									
June 2009	10	0	8	0	39	243	0	0	300
June 2008	15	0	2	7	22	65	0	2	113
University Endowment Lands									
June 2009	1	0	0	0	0	0	0	0	1
June 2008	0	0	0	0	0	65	0	0	65
Vancouver City									
June 2009	48	16	8	0	36	122	7	185	422
June 2008	36	0	0	0	4	373	0	127	540
West Vancouver									
June 2009	12	0	0	0	0	0	0	0	12
June 2008	16	2	0	0	8	0	0	0	26
White Rock									
June 2009	0	0	4	0	0	0	0	0	4
June 2008	0	0	4	0	0	0	0	0	4
Vancouver CMA									
June 2009	339	30	36	0	250	1,114	8	272	2,049
June 2008	311	16	24	9	219	886	0	135	1,600

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
June 2009

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
COMPLETED & NOT ABSORBED									
Burnaby									
June 2009	81	60	0	0	25	30	0	0	196
June 2008	35	25	0	0	0	10	0	0	70
Delta									
June 2009	33	2	0	0	5	8	0	7	55
June 2008	5	2	0	0	0	8	0	0	15
Langley									
June 2009	73	6	12	2	33	19	0	0	145
June 2008	146	6	28	4	20	0	0	1	205
Maple Ridge / Pitt Meadows									
June 2009	125	0	0	0	14	67	0	0	206
June 2008	69	0	0	0	2	32	0	0	103
New Westminster									
June 2009	16	0	0	0	1	3	0	0	20
June 2008	11	0	0	1	3	17	0	0	32
North Vancouver									
June 2009	40	4	0	0	5	68	0	1	118
June 2008	18	2	0	0	0	0	0	0	20
Richmond									
June 2009	58	2	40	6	43	54	0	1	204
June 2008	38	0	2	0	7	21	0	0	68
Surrey									
June 2009	334	6	6	12	150	176	0	116	800
June 2008	280	5	0	10	59	56	0	17	427
Tri-Cities									
June 2009	22	15	56	2	30	117	0	0	242
June 2008	19	8	25	0	9	14	0	2	77
University Endowment Lands									
June 2009	1	0	0	0	3	1	0	0	5
June 2008	0	0	0	0	0	3	2	0	5
Vancouver City									
June 2009	172	54	13	0	65	126	0	4	434
June 2008	154	27	2	0	10	85	0	0	278
West Vancouver									
June 2009	49	2	0	0	3	4	0	0	58
June 2008	18	2	0	0	3	6	0	0	29
White Rock									
June 2009	3	0	12	0	0	33	0	0	48
June 2008	2	0	10	0	0	15	0	0	27
Vancouver CMA									
June 2009	1,017	151	141	22	377	706	0	129	2,543
June 2008	804	77	67	15	113	267	2	20	1,365

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
June 2009

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
ABSORBED									
Burnaby									
June 2009	19	21	0	0	2	150	0	0	192
June 2008	16	14	0	0	10	202	0	0	242
Delta									
June 2009	22	0	0	0	0	0	0	1	23
June 2008	11	0	0	0	0	0	0	0	11
Langley									
June 2009	75	0	6	1	9	4	1	0	96
June 2008	33	10	6	0	34	1	0	0	84
Maple Ridge / Pitt Meadows									
June 2009	11	2	0	0	8	47	0	0	68
June 2008	31	0	0	0	54	8	0	0	93
New Westminster									
June 2009	3	2	0	0	0	0	0	0	5
June 2008	11	1	0	2	5	158	0	0	177
North Vancouver									
June 2009	21	3	10	0	7	119	0	9	169
June 2008	9	0	0	0	0	1	0	0	10
Richmond									
June 2009	3	0	8	0	64	133	0	0	208
June 2008	31	0	4	0	0	3	0	0	38
Surrey									
June 2009	133	0	2	0	96	179	0	26	436
June 2008	99	4	0	0	89	18	0	9	219
Tri-Cities									
June 2009	8	0	6	0	41	176	0	6	237
June 2008	11	0	0	7	28	69	0	0	115
University Endowment Lands									
June 2009	1	0	0	0	0	0	0	0	1
June 2008	0	0	0	0	0	64	4	0	68
Vancouver City									
June 2009	51	25	8	0	17	78	7	185	371
June 2008	50	7	2	0	6	373	0	127	565
West Vancouver									
June 2009	11	0	0	0	0	0	0	0	11
June 2008	14	1	0	0	8	1	0	0	24
White Rock									
June 2009	0	0	6	0	0	2	0	0	8
June 2008	0	0	4	0	0	4	0	0	8
Vancouver CMA									
June 2009	361	53	46	1	244	888	8	227	1,828
June 2008	319	37	16	9	234	902	4	136	1,657

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: History of Housing Starts of Vancouver CMA
1999 - 2008

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
2008	3,586	373	717	29	2,642	11,496	19	729	19,591
% Change	-13.1	0.3	93.8	-61.8	-5.6	-7.1	-85.7	51.2	-5.5
2007	4,128	372	370	76	2,799	12,376	133	482	20,736
% Change	-25.1	5.1	60.2	-11.6	-11.3	39.9	**	-1.2	10.9
2006	5,511	354	231	86	3,155	8,845	21	488	18,705
% Change	17.9	-11.1	33.5	-58.0	-12.1	-4.8	-68.2	-6.2	-1.1
2005	4,673	398	173	205	3,588	9,291	66	520	18,914
% Change	-11.8	-10.4	-41.6	-26.5	-6.2	8.8	-8.3	-22.8	-2.7
2004	5,297	444	296	279	3,826	8,542	72	674	19,430
% Change	4.5	1.8	17.0	-0.4	47.2	41.3	-10.0	-22.0	24.3
2003	5,070	436	253	280	2,599	6,044	80	864	15,626
% Change	4.7	-3.1	-8.3	135.3	31.7	44.5	45.5	-30.7	18.4
2002	4,843	450	276	119	1,974	4,182	55	1,247	13,197
% Change	42.4	-1.3	39.4	9.2	79.9	51.9	-70.4	-50.8	21.5
2001	3,400	456	198	109	1,097	2,754	186	2,535	10,862
% Change	10.2	27.4	25.3	**	-11.1	28.0	**	125.3	32.4
2000	3,086	358	158	35	1,234	2,152	20	1,125	8,203
% Change	-13.0	28.8	79.5	**	17.0	-20.3	n/a	13.9	-5.5
1999	3,546	278	88	7	1,055	2,700	0	988	8,677

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type

June 2009

Submarket	Single		Semi		Row		Apt. & Other		Total		
	June 2009	June 2008	June 2009	June 2008	June 2009	June 2008	June 2009	June 2008	June 2009	June 2008	% Change
Anmore	2	6	0	0	0	0	0	0	2	6	-66.7
Belcarra	0	1	0	0	0	0	0	0	0	1	-100.0
Bowen Island	0	2	0	0	0	0	0	0	0	2	-100.0
Burnaby - Mountain	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - North	1	5	0	2	0	5	0	148	1	160	-99.4
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - South & East	0	1	0	4	0	4	0	0	0	9	-100.0
Burnaby - Central Park	1	2	2	0	0	0	0	0	3	2	50.0
Burnaby - Remainder	5	7	4	2	0	24	0	0	9	33	-72.7
Burnaby Total	7	15	6	8	0	33	0	148	13	204	-93.6
Coquitlam	19	5	0	2	0	20	2	4	21	31	-32.3
Delta - Tsawwassen	0	1	0	0	0	0	0	1	0	2	-100.0
Delta - Ladner	5	4	0	0	0	0	1	0	6	4	50.0
Delta - North	2	13	0	0	0	0	51	0	53	13	**
Delta	7	18	0	0	0	0	52	1	59	19	**
Langley City	0	0	0	0	0	0	0	0	0	0	n/a
Langley District	15	30	0	2	5	0	8	18	28	50	-44.0
Lion's Bay	1	1	0	0	0	0	0	0	1	1	0.0
Maple Ridge	19	30	8	0	32	0	0	0	59	30	96.7
New Westminster	1	7	0	0	0	0	0	0	1	7	-85.7
North Vancouver City	1	0	0	0	11	0	0	0	12	0	n/a
North Vancouver DM	5	9	12	0	0	0	24	0	41	9	**
Pitt Meadows	1	3	0	0	0	0	0	0	1	3	-66.7
Port Coquitlam	1	6	0	0	3	18	4	2	8	26	-69.2
Port Moody	0	0	0	0	0	0	0	0	0	0	n/a
Richmond	7	49	0	4	35	19	14	102	56	174	-67.8
Surrey - South	14	25	0	22	70	16	2	328	86	391	-78.0
Surrey - Cloverdale	21	43	0	4	10	57	6	39	37	143	-74.1
Surrey - North	36	68	0	4	0	13	3	8	39	93	-58.1
Surrey - Guildford	0	0	0	0	0	0	0	0	0	0	n/a
Surrey - Whalley	7	6	0	0	0	0	0	71	7	77	-90.9
Surrey Total	78	142	0	30	80	86	11	446	169	704	-76.0
University Endowment Lands	1	0	0	0	0	0	0	77	1	77	-98.7
Vancouver - West End	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Downtown	0	0	0	0	0	0	0	218	0	218	-100.0
Vancouver - Kitsilano	0	2	2	0	0	0	0	0	2	2	0.0
Vancouver - False Creek	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Granville/Oak	0	1	0	0	0	0	0	21	0	22	-100.0
Vancouver - Kerrisdale	0	4	0	0	0	0	0	0	0	4	-100.0
Vancouver - Marpole	1	8	0	2	0	0	2	0	3	10	-70.0
Vancouver - Eastside	33	28	12	6	0	0	18	10	63	44	43.2
Vancouver - Mt. Pleasant	1	1	2	4	0	0	0	0	3	5	-40.0
Vancouver - Strath/Grand	0	3	0	2	6	0	0	0	6	5	20.0
Vancouver - Westside	10	20	0	0	0	3	4	27	14	50	-72.0
Vancouver Total	45	67	16	14	6	3	24	276	91	360	-74.7
West Vancouver	3	14	0	0	0	0	0	0	3	14	-78.6
White Rock	3	2	0	0	0	0	2	10	5	12	-58.3
Vancouver CMA	216	407	42	60	172	179	141	1,084	571	1,730	-67.0

Source: CMHC (Starts and Completions Survey)

Table 2.1: Starts by Submarket and by Dwelling Type
January - June 2009

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	% Change
Anmore	4	11	0	0	0	0	0	0	4	11	-63.6
Belcarra	1	1	0	0	0	0	0	0	1	1	0.0
Bowen Island	4	10	0	0	0	0	0	2	4	12	-66.7
Burnaby - Mountain	2	0	0	0	0	0	0	0	2	0	n/a
Burnaby - North	9	26	0	16	32	10	9	310	50	362	-86.2
Burnaby - Lougheed Mall	0	1	0	0	0	0	0	0	0	1	-100.0
Burnaby - South & East	4	29	2	16	0	4	0	0	6	49	-87.8
Burnaby - Central Park	3	4	6	2	0	52	130	0	139	58	139.7
Burnaby - Remainder	32	50	22	40	20	64	214	287	288	441	-34.7
Burnaby Total	50	110	30	74	52	130	353	597	485	911	-46.8
Coquitlam	54	48	4	16	21	93	10	784	89	941	-90.5
Delta - Tsawwassen	1	9	2	0	0	0	0	1	3	10	-70.0
Delta - Ladner	16	20	0	4	0	3	3	1	19	28	-32.1
Delta - North	46	43	0	0	48	10	52	0	146	53	175.5
Delta	63	72	2	4	48	13	55	2	168	91	84.6
Langley City	1	0	0	0	36	0	98	32	135	32	**
Langley District	53	139	0	2	15	10	164	226	232	377	-38.5
Lion's Bay	1	2	0	0	0	0	0	0	1	2	-50.0
Maple Ridge	71	180	8	34	55	0	0	0	134	214	-37.4
New Westminster	16	18	0	2	0	4	0	46	16	70	-77.1
North Vancouver City	1	12	2	4	11	12	6	4	20	32	-37.5
North Vancouver DM	18	44	44	0	0	0	47	167	109	211	-48.3
Pitt Meadows	2	29	12	0	8	0	0	0	22	29	-24.1
Port Coquitlam	1	12	0	2	28	54	8	49	37	117	-68.4
Port Moody	4	5	0	2	0	0	0	302	4	309	-98.7
Richmond	38	114	4	36	113	120	210	665	365	935	-61.0
Surrey - South	56	149	2	66	173	204	6	415	237	834	-71.6
Surrey - Cloverdale	108	183	0	4	33	230	49	252	190	669	-71.6
Surrey - North	136	250	0	26	16	25	8	90	160	391	-59.1
Surrey - Guildford	1	3	0	0	0	0	0	0	1	3	-66.7
Surrey - Whalley	35	40	0	0	21	49	0	923	56	1,012	-94.5
Surrey Total	336	625	2	96	243	508	63	1,680	644	2,909	-77.9
University Endowment Lands	3	1	0	2	0	11	46	77	49	91	-46.2
Vancouver - West End	0	0	0	0	0	0	225	0	225	0	n/a
Vancouver - Downtown	0	0	0	2	0	11	156	1,364	156	1,377	-88.7
Vancouver - Kitsilano	0	7	2	0	0	0	47	142	49	149	-67.1
Vancouver - False Creek	0	0	2	0	0	56	0	356	2	412	-99.5
Vancouver - Granville/Oak	3	1	0	16	0	10	0	21	3	48	-93.8
Vancouver - Kerrisdale	4	34	0	0	0	0	33	2	37	36	2.8
Vancouver - Marpole	5	36	2	12	0	0	2	0	9	48	-81.3
Vancouver - Eastside	72	178	26	40	0	10	42	241	140	469	-70.1
Vancouver - Mt. Pleasant	1	1	6	10	16	0	9	33	32	44	-27.3
Vancouver - Strath/Grand	2	3	0	4	6	0	12	0	20	7	185.7
Vancouver - Westside	44	100	4	0	14	25	4	29	66	154	-57.1
Vancouver Total	131	360	42	84	36	112	530	2,188	739	2,744	-73.1
West Vancouver	19	71	0	14	0	0	0	18	19	103	-81.6
White Rock	4	4	0	0	0	0	61	32	65	36	80.6
Vancouver CMA	875	1,868	150	372	666	1,067	1,651	6,871	3,342	10,178	-67.2

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
June 2009

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	June 2009	June 2008	June 2009	June 2008	June 2009	June 2008	June 2009	June 2008
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	0	0	0	0	0	0	0
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	0	5	0	0	0	148	0	0
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	0	4	0	0	0	0	0	0
Burnaby - Central Park	0	0	0	0	0	0	0	0
Burnaby - Remainder	0	24	0	0	0	0	0	0
Burnaby Total	0	33	0	0	0	148	0	0
Coquitlam	0	20	0	0	2	4	0	0
Delta - Tsawwassen	0	0	0	0	0	0	0	1
Delta - Ladner	0	0	0	0	0	0	1	0
Delta - North	0	0	0	0	51	0	0	0
Delta	0	0	0	0	51	0	1	1
Langley City	0	0	0	0	0	0	0	0
Langley District	5	0	0	0	8	18	0	0
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	27	0	0	0	0	0	0	0
New Westminster	0	0	0	0	0	0	0	0
North Vancouver City	11	0	0	0	0	0	0	0
North Vancouver DM	0	0	0	0	24	0	0	0
Pitt Meadows	0	0	0	0	0	0	0	0
Port Coquitlam	3	18	0	0	4	2	0	0
Port Moody	0	0	0	0	0	0	0	0
Richmond	35	19	0	0	14	100	0	2
Surrey - South	70	16	0	0	0	328	2	0
Surrey - Cloverdale	10	57	0	0	2	29	4	10
Surrey - North	0	13	0	0	0	0	3	8
Surrey - Guildford	0	0	0	0	0	0	0	0
Surrey - Whalley	0	0	0	0	0	71	0	0
Surrey Total	80	86	0	0	2	428	9	18
University Endowment Lands	0	0	0	0	0	0	0	77
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	0	0	0	131	0	87
Vancouver - Kitsilano	0	0	0	0	0	0	0	0
Vancouver - False Creek	0	0	0	0	0	0	0	0
Vancouver - Granville/Oak	0	0	0	0	0	21	0	0
Vancouver - Kerrisdale	0	0	0	0	0	0	0	0
Vancouver - Marpole	0	0	0	0	2	0	0	0
Vancouver - Eastside	0	0	0	0	18	10	0	0
Vancouver - Mt. Pleasant	0	0	0	0	0	0	0	0
Vancouver - Strath/Grand	6	0	0	0	0	0	0	0
Vancouver - Westside	0	3	0	0	4	27	0	0
Vancouver Total	6	3	0	0	24	189	0	87
West Vancouver	0	0	0	0	0	0	0	0
White Rock	0	0	0	0	2	10	0	0
Vancouver CMA	167	179	0	0	131	899	10	185

Source: CMHC (Starts and Completions Survey)

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - June 2009

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	0	0	0	0	2	0	0
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	32	10	0	0	9	310	0	0
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	0	4	0	0	0	0	0	0
Burnaby - Central Park	0	52	0	0	130	0	0	0
Burnaby - Remainder	20	64	0	0	214	287	0	0
Burnaby Total	52	130	0	0	353	597	0	0
Coquitlam	21	93	0	0	10	784	0	0
Delta - Tsawwassen	0	0	0	0	0	0	0	1
Delta - Ladner	0	3	0	0	0	0	3	1
Delta - North	48	10	0	0	51	0	1	0
Delta	48	13	0	0	51	0	4	2
Langley City	36	0	0	0	98	32	0	0
Langley District	15	10	0	0	164	226	0	0
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	50	0	0	0	0	0	0	0
New Westminster	0	4	0	0	0	46	0	0
North Vancouver City	11	12	0	0	6	4	0	0
North Vancouver DM	0	0	0	0	47	135	0	32
Pitt Meadows	8	0	0	0	0	0	0	0
Port Coquitlam	28	54	0	0	8	47	0	2
Port Moody	0	0	0	0	0	302	0	0
Richmond	113	120	0	0	210	661	0	4
Surrey - South	173	204	0	0	0	415	6	0
Surrey - Cloverdale	33	230	0	0	16	212	33	40
Surrey - North	16	25	0	0	0	77	8	13
Surrey - Guildford	0	0	0	0	0	0	0	0
Surrey - Whalley	21	49	0	0	0	923	0	0
Surrey Total	243	508	0	0	16	1,627	47	53
University Endowment Lands	0	11	0	0	0	0	46	77
Vancouver - West End	0	0	0	0	225	0	0	0
Vancouver - Downtown	0	11	0	0	156	1,277	0	87
Vancouver - Kitsilano	0	0	0	0	47	142	0	0
Vancouver - False Creek	0	56	0	0	0	356	0	0
Vancouver - Granville/Oak	0	10	0	0	0	21	0	0
Vancouver - Kerrisdale	0	0	0	0	33	2	0	0
Vancouver - Marpole	0	0	0	0	2	0	0	0
Vancouver - Eastside	0	10	0	0	42	241	0	0
Vancouver - Mt. Pleasant	16	0	0	0	9	33	0	0
Vancouver - Strath/Grand	6	0	0	0	12	0	0	0
Vancouver - Westside	14	25	0	0	4	29	0	0
Vancouver Total	36	112	0	0	530	2,101	0	87
West Vancouver	0	0	0	0	0	18	0	0
White Rock	0	0	0	0	61	32	0	0
Vancouver CMA	661	1,067	0	0	1,554	6,614	97	257

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
June 2009

Submarket	Freehold		Condominium		Rental		Total*	
	June 2009	June 2008	June 2009	June 2008	June 2009	June 2008	June 2009	June 2008
Anmore	2	6	0	0	0	0	2	6
Belcarra	0	1	0	0	0	0	0	1
Bowen Island	0	2	0	0	0	0	0	2
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	1	7	0	153	0	0	1	160
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	0	5	0	4	0	0	0	9
Burnaby - Central Park	3	2	0	0	0	0	3	2
Burnaby - Remainder	9	9	0	24	0	0	9	33
Burnaby Total	13	23	0	181	0	0	13	204
Coquitlam	21	11	0	20	0	0	21	31
Delta - Tsawwassen	0	1	0	0	0	1	0	2
Delta - Ladner	5	4	0	0	1	0	6	4
Delta - North	2	13	51	0	0	0	53	13
Delta	7	18	51	0	1	1	59	19
Langley City	0	0	0	0	0	0	0	0
Langley District	23	48	5	0	0	2	28	50
Lion's Bay	1	1	0	0	0	0	1	1
Maple Ridge	19	30	35	0	0	0	59	30
New Westminster	1	7	0	0	0	0	1	7
North Vancouver City	1	0	11	0	0	0	12	0
North Vancouver DM	5	9	36	0	0	0	41	9
Pitt Meadows	1	3	0	0	0	0	1	3
Port Coquitlam	5	8	3	18	0	0	8	26
Port Moody	0	0	0	0	0	0	0	0
Richmond	21	85	35	87	0	2	56	174
Surrey - South	14	22	70	369	2	0	86	391
Surrey - Cloverdale	23	45	10	88	4	10	37	143
Surrey - North	36	68	0	17	3	8	39	93
Surrey - Guildford	0	0	0	0	0	0	0	0
Surrey - Whalley	7	6	0	71	0	0	7	77
Surrey Total	80	141	80	545	9	18	169	704
University Endowment Lands	1	0	0	0	0	77	1	77
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	0	131	0	87	0	218
Vancouver - Kitsilano	2	2	0	0	0	0	2	2
Vancouver - False Creek	0	0	0	0	0	0	0	0
Vancouver - Granville/Oak	0	1	0	21	0	0	0	22
Vancouver - Kerrisdale	0	4	0	0	0	0	0	4
Vancouver - Marpole	3	10	0	0	0	0	3	10
Vancouver - Eastside	63	44	0	0	0	0	63	44
Vancouver - Mt. Pleasant	3	5	0	0	0	0	3	5
Vancouver - Strath/Grand	0	5	6	0	0	0	6	5
Vancouver - Westside	14	20	0	30	0	0	14	50
Vancouver Total	85	91	6	182	0	87	91	360
West Vancouver	3	14	0	0	0	0	3	14
White Rock	5	12	0	0	0	0	5	12
Vancouver CMA	294	510	262	1,033	10	187	571	1,730

Source: CMHC (Starts and Completions Survey)

Table 2.5: Starts by Submarket and by Intended Market
January - June 2009

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008
Anmore	4	11	0	0	0	0	4	11
Belcarra	1	1	0	0	0	0	1	1
Bowen Island	4	12	0	0	0	0	4	12
Burnaby - Mountain	2	0	0	0	0	0	2	0
Burnaby - North	9	38	41	324	0	0	50	362
Burnaby - Lougheed Mall	0	1	0	0	0	0	0	1
Burnaby - South & East	6	45	0	4	0	0	6	49
Burnaby - Central Park	9	6	130	52	0	0	139	58
Burnaby - Remainder	54	90	234	351	0	0	288	441
Burnaby Total	80	180	405	731	0	0	485	911
Coquitlam	71	114	18	827	0	0	89	941
Delta - Tsawwassen	3	9	0	0	0	1	3	10
Delta - Ladner	16	20	0	7	3	1	19	28
Delta - North	46	43	99	10	1	0	146	53
Delta	65	72	99	17	4	2	168	91
Langley City	1	0	134	32	0	0	135	32
Langley District	88	204	141	170	3	3	232	377
Lion's Bay	1	2	0	0	0	0	1	2
Maple Ridge	71	180	58	34	0	0	134	214
New Westminster	16	20	0	50	0	0	16	70
North Vancouver City	9	20	11	12	0	0	20	32
North Vancouver DM	16	44	93	135	0	32	109	211
Pitt Meadows	2	29	20	0	0	0	22	29
Port Coquitlam	9	24	28	91	0	2	37	117
Port Moody	4	5	0	304	0	0	4	309
Richmond	92	231	273	700	0	4	365	935
Surrey - South	56	134	175	700	6	0	237	834
Surrey - Cloverdale	124	217	33	412	33	40	190	669
Surrey - North	136	250	16	128	8	13	160	391
Surrey - Guildford	1	3	0	0	0	0	1	3
Surrey - Whalley	35	40	21	972	0	0	56	1,012
Surrey Total	352	644	245	2,212	47	53	644	2,909
University Endowment Lands	3	1	0	13	46	77	49	91
Vancouver - West End	0	0	225	0	0	0	225	0
Vancouver - Downtown	0	2	156	1,288	0	87	156	1,377
Vancouver - Kitsilano	2	7	47	142	0	0	49	149
Vancouver - False Creek	2	0	0	412	0	0	2	412
Vancouver - Granville/Oak	3	17	0	31	0	0	3	48
Vancouver - Kerrisdale	4	36	33	0	0	0	37	36
Vancouver - Marpole	9	48	0	0	0	0	9	48
Vancouver - Eastside	138	248	0	221	2	0	140	469
Vancouver - Mt. Pleasant	7	11	25	33	0	0	32	44
Vancouver - Strath/Grand	2	7	18	0	0	0	20	7
Vancouver - Westside	50	102	16	52	0	0	66	154
Vancouver Total	217	478	520	2,179	2	87	739	2,744
West Vancouver	19	85	0	18	0	0	19	103
White Rock	30	36	35	0	0	0	65	36
Vancouver CMA	1,155	2,393	2,080	7,525	102	260	3,342	10,178

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
June 2009

Submarket	Single		Semi		Row		Apt. & Other		Total		
	June 2009	June 2008	June 2009	June 2008	June 2009	June 2008	June 2009	June 2008	June 2009	June 2008	% Change
Anmore	3	1	0	0	0	0	0	0	3	1	200.0
Belcarra	1	0	0	0	0	0	0	0	1	0	n/a
Bowen Island	0	1	0	0	0	0	0	0	0	1	-100.0
Burnaby - Mountain	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - North	5	2	0	0	0	0	0	42	5	44	-88.6
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - South & East	3	2	0	2	0	0	0	0	3	4	-25.0
Burnaby - Central Park	1	0	0	0	0	0	0	0	1	0	n/a
Burnaby - Remainder	15	3	10	6	12	10	146	157	183	176	4.0
Burnaby Total	24	7	10	8	12	10	146	199	192	224	-14.3
Coquitlam	8	18	20	0	10	0	221	2	259	20	**
Delta - Tsawwassen	1	1	0	0	0	0	0	0	1	1	0.0
Delta - Ladner	9	2	0	0	0	0	2	0	11	2	**
Delta - North	14	6	0	0	0	0	2	0	16	6	166.7
Delta	24	9	0	0	0	0	4	0	28	9	**
Langley City	1	3	0	0	0	0	0	0	1	3	-66.7
Langley District	57	25	0	10	8	17	4	12	69	64	7.8
Lion's Bay	1	0	0	0	0	0	0	0	1	0	n/a
Maple Ridge	7	25	12	24	0	28	99	0	118	77	53.2
New Westminster	6	7	0	0	0	0	0	164	6	171	-96.5
North Vancouver City	6	1	2	2	3	0	50	0	61	3	**
North Vancouver DM	16	8	0	0	0	0	135	0	151	8	**
Pitt Meadows	0	2	2	0	0	0	0	0	2	2	0.0
Port Coquitlam	1	2	0	0	9	22	30	67	40	91	-56.0
Port Moody	1	2	0	0	0	0	0	0	1	2	-50.0
Richmond	2	37	24	0	60	0	131	26	217	63	**
Surrey - South	19	23	8	2	3	35	1	0	31	60	-48.3
Surrey - Cloverdale	39	38	0	0	34	46	17	6	90	90	0.0
Surrey - North	54	49	0	0	11	0	67	0	132	49	169.4
Surrey - Guildford	1	0	0	0	0	0	0	0	1	0	n/a
Surrey - Whalley	8	10	0	0	0	17	198	0	206	27	**
Surrey Total	121	120	8	2	48	98	283	6	460	226	103.5
University Endowment Lands	1	0	0	0	0	0	0	65	1	65	-98.5
Vancouver - West End	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Downtown	0	0	0	0	17	0	185	0	202	0	n/a
Vancouver - Kitsilano	1	0	0	0	0	4	0	0	1	4	-75.0
Vancouver - False Creek	0	0	0	0	0	0	0	127	0	127	-100.0
Vancouver - Granville/Oak	1	0	4	0	0	0	0	0	5	0	n/a
Vancouver - Kerrisdale	9	0	0	0	0	0	0	0	9	0	n/a
Vancouver - Marpole	7	2	2	0	0	0	0	0	9	2	**
Vancouver - Eastside	13	27	4	0	10	0	130	373	157	400	-60.8
Vancouver - Mt. Pleasant	2	1	4	0	0	0	0	0	6	1	**
Vancouver - Strath/Grand	0	0	2	0	0	0	0	0	2	0	n/a
Vancouver - Westside	16	6	0	0	15	0	0	0	31	6	**
Vancouver Total	49	36	16	0	42	4	315	500	422	540	-21.9
West Vancouver	12	16	0	2	0	8	0	0	12	26	-53.8
White Rock	0	0	0	0	0	0	4	4	4	4	0.0
Vancouver CMA	341	320	94	48	192	187	1,422	1,045	2,049	1,600	28.1

Source: CMHC (Starts and Completions Survey)

Table 3.1: Completions by Submarket and by Dwelling Type
January - June 2009

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD	YTD	YTD	YTD	YTD	YTD	YTD	YTD	YTD	YTD	%
	2009	2008	2009	2008	2009	2008	2009	2008	2009	2008	Change
Anmore	10	7	0	0	0	0	0	0	10	7	42.9
Belcarra	2	1	0	0	0	0	0	0	2	1	100.0
Bowen Island	9	15	0	0	0	0	2	0	11	15	-26.7
Burnaby - Mountain	0	1	0	2	0	0	0	0	0	3	-100.0
Burnaby - North	24	21	8	8	5	0	162	42	199	71	180.3
Burnaby - Lougheed Mall	1	1	0	0	0	0	0	0	1	1	0.0
Burnaby - South & East	13	10	12	8	4	0	273	213	302	231	30.7
Burnaby - Central Park	9	7	4	4	48	0	0	0	61	11	**
Burnaby - Remainder	48	36	44	38	71	30	227	531	390	635	-38.6
Burnaby Total	95	76	68	60	128	30	662	786	953	952	0.1
Coquitlam	46	50	46	8	129	26	504	479	725	563	28.8
Delta - Tsawwassen	10	6	0	0	0	0	1	0	11	6	83.3
Delta - Ladner	38	18	0	0	0	10	7	2	45	30	50.0
Delta - North	52	25	0	2	36	0	3	0	91	27	**
Delta	100	49	0	2	36	10	11	2	147	63	133.3
Langley City	1	3	0	0	0	0	101	0	102	3	**
Langley District	171	246	16	56	30	208	82	58	299	568	-47.4
Lion's Bay	4	1	0	0	0	0	0	0	4	1	**
Maple Ridge	131	161	12	24	10	45	195	132	348	362	-3.9
New Westminster	21	46	4	0	4	4	410	582	439	632	-30.5
North Vancouver City	16	14	4	12	3	19	52	363	75	408	-81.6
North Vancouver DM	45	45	0	0	0	0	167	0	212	45	**
Pitt Meadows	11	56	2	0	0	31	70	217	83	304	-72.7
Port Coquitlam	5	12	2	0	34	36	81	288	122	336	-63.7
Port Moody	13	30	0	0	0	65	304	384	317	479	-33.8
Richmond	74	127	36	16	95	81	633	239	838	463	81.0
Surrey - South	99	138	36	8	76	39	181	24	392	209	87.6
Surrey - Cloverdale	195	203	4	0	184	181	144	117	527	501	5.2
Surrey - North	286	250	10	4	74	33	164	0	534	287	86.1
Surrey - Guildford	2	4	0	0	0	8	0	79	2	91	-97.8
Surrey - Whalley	40	53	0	0	219	46	338	503	597	602	-0.8
Surrey Total	622	648	50	12	553	307	827	723	2,052	1,690	21.4
University Endowment Lands	2	2	4	0	0	0	0	181	6	183	-96.7
Vancouver - West End	0	0	0	0	0	0	20	0	20	0	n/a
Vancouver - Downtown	0	0	2	0	32	0	1,137	745	1,171	745	57.2
Vancouver - Kitsilano	7	1	0	2	0	26	45	2	52	31	67.7
Vancouver - False Creek	0	1	0	0	0	0	0	127	0	128	-100.0
Vancouver - Granville/Oak	1	1	16	2	6	0	212	0	235	3	**
Vancouver - Kerrisdale	20	8	0	0	9	0	59	27	88	35	151.4
Vancouver - Marpole	20	16	12	4	7	3	0	0	39	23	69.6
Vancouver - Eastside	114	108	18	30	10	14	220	411	362	563	-35.7
Vancouver - Mt. Pleasant	4	1	20	6	0	3	129	0	153	10	**
Vancouver - Strath/Grand	4	1	8	0	3	11	43	0	58	12	**
Vancouver - Westside	67	91	0	2	53	0	90	0	210	93	125.8
Vancouver Total	237	228	76	46	120	57	1,955	1,312	2,388	1,643	45.3
West Vancouver	56	61	0	10	0	8	0	9	56	88	-36.4
White Rock	2	2	0	0	0	0	20	28	22	30	-26.7
Vancouver CMA	1,673	1,880	320	246	1,142	927	6,076	5,783	9,211	8,836	4.2

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
June 2009

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	June 2009	June 2008	June 2009	June 2008	June 2009	June 2008	June 2009	June 2008
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	0	0	0	0	0	0	0
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	0	0	0	0	0	42	0	0
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	0	0	0	0	0	0	0	0
Burnaby - Central Park	0	0	0	0	0	0	0	0
Burnaby - Remainder	12	10	0	0	146	157	0	0
Burnaby Total	12	10	0	0	146	199	0	0
Coquitlam	10	0	0	0	221	2	0	0
Delta - Tsawwassen	0	0	0	0	0	0	0	0
Delta - Ladner	0	0	0	0	0	0	2	0
Delta - North	0	0	0	0	0	0	2	0
Delta	0	0	0	0	0	0	4	0
Langley City	0	0	0	0	0	0	0	0
Langley District	8	17	0	0	4	12	0	0
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	0	28	0	0	99	0	0	0
New Westminster	0	0	0	0	0	164	0	0
North Vancouver City	3	0	0	0	50	0	0	0
North Vancouver DM	0	0	0	0	135	0	0	0
Pitt Meadows	0	0	0	0	0	0	0	0
Port Coquitlam	9	22	0	0	30	65	0	2
Port Moody	0	0	0	0	0	0	0	0
Richmond	60	0	0	0	131	26	0	0
Surrey - South	3	35	0	0	0	0	1	0
Surrey - Cloverdale	34	46	0	0	2	0	15	6
Surrey - North	11	0	0	0	0	0	67	0
Surrey - Guildford	0	0	0	0	0	0	0	0
Surrey - Whalley	0	17	0	0	198	0	0	0
Surrey Total	48	98	0	0	200	0	83	6
University Endowment Lands	0	0	0	0	0	65	0	0
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	11	0	6	0	0	0	185	0
Vancouver - Kitsilano	0	4	0	0	0	0	0	0
Vancouver - False Creek	0	0	0	0	0	0	0	127
Vancouver - Granville/Oak	0	0	0	0	0	0	0	0
Vancouver - Kerrisdale	0	0	0	0	0	0	0	0
Vancouver - Marpole	0	0	0	0	0	0	0	0
Vancouver - Eastside	10	0	0	0	130	373	0	0
Vancouver - Mt. Pleasant	0	0	0	0	0	0	0	0
Vancouver - Strath/Grand	0	0	0	0	0	0	0	0
Vancouver - Westside	15	0	0	0	0	0	0	0
Vancouver Total	36	4	6	0	130	373	185	127
West Vancouver	0	8	0	0	0	0	0	0
White Rock	0	0	0	0	4	4	0	0
Vancouver CMA	186	187	6	0	1,150	910	272	135

Source: CMHC (Starts and Completions Survey)

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - June 2009

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	0	0	0	2	0	0	0
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	5	0	0	0	162	42	0	0
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	4	0	0	0	273	213	0	0
Burnaby - Central Park	48	0	0	0	0	0	0	0
Burnaby - Remainder	71	30	0	0	227	531	0	0
Burnaby Total	128	30	0	0	662	786	0	0
Coquitlam	129	26	0	0	438	479	66	0
Delta - Tsawwassen	0	0	0	0	0	0	1	0
Delta - Ladner	0	10	0	0	0	0	7	2
Delta - North	36	0	0	0	0	0	3	0
Delta	36	10	0	0	0	0	11	2
Langley City	0	0	0	0	101	0	0	0
Langley District	30	208	0	0	82	58	0	0
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	10	45	0	0	195	132	0	0
New Westminster	4	4	0	0	410	582	0	0
North Vancouver City	3	19	0	0	52	363	0	0
North Vancouver DM	0	0	0	0	135	0	32	0
Pitt Meadows	0	31	0	0	70	217	0	0
Port Coquitlam	34	36	0	0	81	286	0	2
Port Moody	0	65	0	0	304	384	0	0
Richmond	92	81	3	0	633	238	0	1
Surrey - South	76	39	0	0	180	24	1	0
Surrey - Cloverdale	184	181	0	0	78	76	66	41
Surrey - North	74	33	0	0	73	0	91	0
Surrey - Guildford	0	8	0	0	0	79	0	0
Surrey - Whalley	203	46	16	0	338	503	0	0
Surrey Total	537	307	16	0	669	682	158	41
University Endowment Lands	0	0	0	0	0	181	0	0
Vancouver - West End	0	0	0	0	20	0	0	0
Vancouver - Downtown	26	0	6	0	865	745	272	0
Vancouver - Kitsilano	0	26	0	0	45	0	0	2
Vancouver - False Creek	0	0	0	0	0	0	0	127
Vancouver - Granville/Oak	6	0	0	0	212	0	0	0
Vancouver - Kerrisdale	9	0	0	0	59	27	0	0
Vancouver - Marpole	7	3	0	0	0	0	0	0
Vancouver - Eastside	10	14	0	0	212	391	8	20
Vancouver - Mt. Pleasant	0	3	0	0	129	0	0	0
Vancouver - Strath/Grand	3	11	0	0	43	0	0	0
Vancouver - Westside	53	0	0	0	90	0	0	0
Vancouver Total	114	57	6	0	1,675	1,163	280	149
West Vancouver	0	8	0	0	0	9	0	0
White Rock	0	0	0	0	20	26	0	2
Vancouver CMA	1,117	927	25	0	5,529	5,586	547	197

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
June 2009

Submarket	Freehold		Condominium		Rental		Total*	
	June 2009	June 2008	June 2009	June 2008	June 2009	June 2008	June 2009	June 2008
Anmore	3	1	0	0	0	0	3	1
Belcarra	1	0	0	0	0	0	1	0
Bowen Island	0	1	0	0	0	0	0	1
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	5	2	0	42	0	0	5	44
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	3	4	0	0	0	0	3	4
Burnaby - Central Park	1	0	0	0	0	0	1	0
Burnaby - Remainder	25	9	158	167	0	0	183	176
Burnaby Total	34	15	158	209	0	0	192	224
Coquitlam	14	13	245	7	0	0	259	20
Delta - Tsawwassen	1	1	0	0	0	0	1	1
Delta - Ladner	9	2	0	0	2	0	11	2
Delta - North	14	6	0	0	2	0	16	6
Delta	24	9	0	0	4	0	28	9
Langley City	1	3	0	0	0	0	1	3
Langley District	60	41	8	23	1	0	69	64
Lion's Bay	1	0	0	0	0	0	1	0
Maple Ridge	7	25	111	52	0	0	118	77
New Westminster	6	5	0	166	0	0	6	171
North Vancouver City	18	3	43	0	0	0	61	3
North Vancouver DM	16	8	135	0	0	0	151	8
Pitt Meadows	2	2	0	0	0	0	2	2
Port Coquitlam	3	2	37	87	0	2	40	91
Port Moody	1	2	0	0	0	0	1	2
Richmond	2	43	215	20	0	0	217	63
Surrey - South	19	23	11	37	1	0	31	60
Surrey - Cloverdale	41	38	34	46	15	6	90	90
Surrey - North	54	49	11	0	67	0	132	49
Surrey - Guildford	1	0	0	0	0	0	1	0
Surrey - Whalley	8	10	198	17	0	0	206	27
Surrey Total	123	120	254	100	83	6	460	226
University Endowment Lands	1	0	0	65	0	0	1	65
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	11	0	191	0	202	0
Vancouver - Kitsilano	1	0	0	4	0	0	1	4
Vancouver - False Creek	0	0	0	0	0	127	0	127
Vancouver - Granville/Oak	5	0	0	0	0	0	5	0
Vancouver - Kerrisdale	9	0	0	0	0	0	9	0
Vancouver - Marpole	9	2	0	0	0	0	9	2
Vancouver - Eastside	24	27	132	373	1	0	157	400
Vancouver - Mt. Pleasant	6	1	0	0	0	0	6	1
Vancouver - Strath/Grand	2	0	0	0	0	0	2	0
Vancouver - Westside	16	6	15	0	0	0	31	6
Vancouver Total	72	36	158	377	192	127	422	540
West Vancouver	12	18	0	8	0	0	12	26
White Rock	4	4	0	0	0	0	4	4
Vancouver CMA	405	351	1,364	1,114	280	135	2,049	1,600

Source: CMHC (Starts and Completions Survey)

Table 3.5: Completions by Submarket and by Intended Market
January - June 2009

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008
Anmore	10	7	0	0	0	0	10	7
Belcarra	2	1	0	0	0	0	2	1
Bowen Island	11	15	0	0	0	0	11	15
Burnaby - Mountain	0	3	0	0	0	0	0	3
Burnaby - North	28	29	171	42	0	0	199	71
Burnaby - Lougheed Mall	1	1	0	0	0	0	1	1
Burnaby - South & East	25	18	277	213	0	0	302	231
Burnaby - Central Park	13	11	48	0	0	0	61	11
Burnaby - Remainder	92	74	298	561	0	0	390	635
Burnaby Total	159	136	794	816	0	0	953	952
Coquitlam	106	72	553	491	66	0	725	563
Delta - Tsawwassen	10	6	0	0	1	0	11	6
Delta - Ladner	38	17	0	10	7	3	45	30
Delta - North	52	27	36	0	3	0	91	27
Delta	100	50	36	10	11	3	147	63
Langley City	1	3	101	0	0	0	102	3
Langley District	202	328	94	238	3	2	299	568
Lion's Bay	4	1	0	0	0	0	4	1
Maple Ridge	131	161	217	201	0	0	348	362
New Westminster	25	43	414	589	0	0	439	632
North Vancouver City	32	20	43	388	0	0	75	408
North Vancouver DM	45	45	135	0	32	0	212	45
Pitt Meadows	13	38	70	266	0	0	83	304
Port Coquitlam	11	24	111	310	0	2	122	336
Port Moody	13	30	304	449	0	0	317	479
Richmond	138	133	697	329	3	1	838	463
Surrey - South	98	123	293	86	1	0	392	209
Surrey - Cloverdale	219	203	242	257	66	41	527	501
Surrey - North	296	254	147	33	91	0	534	287
Surrey - Guildford	2	4	0	87	0	0	2	91
Surrey - Whalley	40	53	541	549	16	0	597	602
Surrey Total	655	637	1,223	1,012	174	41	2,052	1,690
University Endowment Lands	2	2	4	181	0	0	6	183
Vancouver - West End	0	0	20	0	0	0	20	0
Vancouver - Downtown	2	0	891	745	278	0	1,171	745
Vancouver - Kitsilano	7	3	45	26	0	2	52	31
Vancouver - False Creek	0	1	0	0	0	127	0	128
Vancouver - Granville/Oak	17	3	218	0	0	0	235	3
Vancouver - Kerrisdale	20	8	68	27	0	0	88	35
Vancouver - Marpole	32	20	7	3	0	0	39	23
Vancouver - Eastside	160	152	192	391	10	20	362	563
Vancouver - Mt. Pleasant	22	7	131	3	0	0	153	10
Vancouver - Strath/Grand	12	1	46	11	0	0	58	12
Vancouver - Westside	67	93	143	0	0	0	210	93
Vancouver Total	339	288	1,761	1,206	288	149	2,388	1,643
West Vancouver	56	62	0	26	0	0	56	88
White Rock	22	28	0	0	0	2	22	30
Vancouver CMA	2,077	2,124	6,557	6,512	577	200	9,211	8,836

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
June 2009

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$400,000		\$400,000 - \$499,999		\$500,000 - \$599,999		\$600,000 - \$749,999		\$750,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Anmore													
June 2009	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
June 2008	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
Year-to-date 2009	0	0.0	0	0.0	0	0.0	0	0.0	6	100.0	6	--	--
Year-to-date 2008	0	0.0	0	0.0	0	0.0	0	0.0	5	100.0	5	--	--
Belcarra													
June 2009	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
June 2008	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2009	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
Year-to-date 2008	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Bowen Island													
June 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
June 2008	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
Year-to-date 2009	0	0.0	1	9.1	1	9.1	1	9.1	8	72.7	11	800,000	800,818
Year-to-date 2008	0	0.0	0	0.0	6	46.2	1	7.7	6	46.2	13	700,000	758,308
Burnaby													
June 2009	0	0.0	0	0.0	0	0.0	6	31.6	13	68.4	19	788,000	836,218
June 2008	0	0.0	0	0.0	0	0.0	3	18.8	13	81.3	16	848,500	982,987
Year-to-date 2009	0	0.0	0	0.0	1	1.2	21	25.0	62	73.8	84	806,000	870,883
Year-to-date 2008	0	0.0	0	0.0	0	0.0	24	30.8	54	69.2	78	839,000	930,350
Coquitlam													
June 2009	0	0.0	0	0.0	0	0.0	6	100.0	0	0.0	6	--	--
June 2008	0	0.0	11	64.7	1	5.9	4	23.5	1	5.9	17	450,000	688,753
Year-to-date 2009	0	0.0	0	0.0	0	0.0	26	55.3	21	44.7	47	735,000	815,648
Year-to-date 2008	2	4.1	23	46.9	1	2.0	4	8.2	19	38.8	49	460,999	748,049
Delta													
June 2009	0	0.0	0	0.0	4	18.2	12	54.5	6	27.3	22	637,500	700,868
June 2008	0	0.0	0	0.0	3	27.3	5	45.5	3	27.3	11	700,000	687,173
Year-to-date 2009	0	0.0	0	0.0	18	20.7	43	49.4	26	29.9	87	660,450	711,442
Year-to-date 2008	1	1.7	0	0.0	10	16.9	20	33.9	28	47.5	59	700,000	758,559
Langley City													
June 2009	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
June 2008	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	2	--	--
Year-to-date 2009	0	0.0	0	0.0	0	0.0	2	100.0	0	0.0	2	--	--
Year-to-date 2008	0	0.0	0	0.0	1	33.3	2	66.7	0	0.0	3	--	--
Langley District													
June 2009	3	3.9	10	13.2	37	48.7	23	30.3	3	3.9	76	579,000	595,180
June 2008	0	0.0	1	3.2	12	38.7	17	54.8	1	3.2	31	629,900	626,626
Year-to-date 2009	6	2.5	34	14.2	94	39.3	83	34.7	22	9.2	239	599,000	619,644
Year-to-date 2008	2	0.9	8	3.7	67	30.7	119	54.6	22	10.1	218	638,350	643,042

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
June 2009

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$400,000		\$400,000 - \$499,999		\$500,000 - \$599,999		\$600,000 - \$749,999		\$750,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Lion's Bay													
June 2009	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
June 2008	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2009	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	--	--
Year-to-date 2008	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Maple Ridge													
June 2009	0	0.0	2	22.2	6	66.7	1	11.1	0	0.0	9	--	--
June 2008	0	0.0	5	17.9	20	71.4	3	10.7	0	0.0	28	547,250	548,060
Year-to-date 2009	0	0.0	29	23.0	64	50.8	32	25.4	1	0.8	126	564,900	569,882
Year-to-date 2008	1	0.6	25	14.6	119	69.6	25	14.6	1	0.6	171	564,000	558,485
New Westminster													
June 2009	0	0.0	0	0.0	0	0.0	3	100.0	0	0.0	3	--	--
June 2008	2	15.4	4	30.8	3	23.1	4	30.8	0	0.0	13	547,000	534,909
Year-to-date 2009	0	0.0	0	0.0	1	7.1	11	78.6	2	14.3	14	654,000	668,479
Year-to-date 2008	5	7.8	14	21.9	35	54.7	10	15.6	0	0.0	64	518,900	531,383
North Vancouver City													
June 2009	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	--	--
June 2008	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2009	0	0.0	0	0.0	0	0.0	0	0.0	13	100.0	13	1,211,100	1,204,215
Year-to-date 2008	0	0.0	0	0.0	0	0.0	0	0.0	11	100.0	11	1,050,000	1,176,091
North Vancouver DM													
June 2009	0	0.0	0	0.0	0	0.0	0	0.0	17	100.0	17	1,520,900	1,465,194
June 2008	0	0.0	0	0.0	0	0.0	0	0.0	9	100.0	9	--	--
Year-to-date 2009	0	0.0	0	0.0	0	0.0	0	0.0	40	100.0	40	1,532,950	1,523,075
Year-to-date 2008	0	0.0	0	0.0	0	0.0	0	0.0	43	100.0	43	1,450,000	1,483,347
Pitt Meadows													
June 2009	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	2	--	--
June 2008	0	0.0	0	0.0	3	100.0	0	0.0	0	0.0	3	--	--
Year-to-date 2009	0	0.0	4	23.5	11	64.7	1	5.9	1	5.9	17	519,900	546,824
Year-to-date 2008	0	0.0	20	33.3	39	65.0	1	1.7	0	0.0	60	541,400	540,368
Port Coquitlam													
June 2009	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	2	--	--
June 2008	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2009	0	0.0	0	0.0	0	0.0	7	70.0	3	30.0	10	699,000	719,170
Year-to-date 2008	0	0.0	1	11.1	3	33.3	4	44.4	1	11.1	9	--	--
Port Moody													
June 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
June 2008	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Year-to-date 2009	0	0.0	2	11.8	0	0.0	0	0.0	15	88.2	17	850,000	919,471
Year-to-date 2008	0	0.0	0	0.0	0	0.0	1	3.8	25	96.2	26	800,000	957,212
Richmond													
June 2009	0	0.0	0	0.0	0	0.0	1	33.3	2	66.7	3	--	--
June 2008	0	0.0	0	0.0	0	0.0	6	19.4	25	80.6	31	1,000,000	1,048,226
Year-to-date 2009	0	0.0	0	0.0	0	0.0	15	20.3	59	79.7	74	1,000,000	1,094,835
Year-to-date 2008	0	0.0	0	0.0	0	0.0	25	18.5	110	81.5	135	1,000,000	1,059,340

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
June 2009

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$400,000		\$400,000 - \$499,999		\$500,000 - \$599,999		\$600,000 - \$749,999		\$750,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Surrey													
June 2009	0	0.0	13	9.8	35	26.3	43	32.3	42	31.6	133	659,000	719,646
June 2008	0	0.0	10	10.1	30	30.3	29	29.3	30	30.3	99	649,000	716,588
Year-to-date 2009	5	0.7	38	5.6	226	33.3	208	30.6	202	29.7	679	650,000	722,133
Year-to-date 2008	0	0.0	47	7.7	180	29.5	174	28.5	210	34.4	611	669,900	746,418
University Endowment Lands													
June 2009	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
June 2008	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2009	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Year-to-date 2008	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
Vancouver City													
June 2009	1	1.9	0	0.0	1	1.9	8	15.4	42	80.8	52	1,380,000	1,421,001
June 2008	0	0.0	0	0.0	0	0.0	4	8.0	46	92.0	50	1,015,000	1,448,616
Year-to-date 2009	2	0.8	0	0.0	3	1.2	18	7.3	225	90.7	248	1,000,000	1,379,872
Year-to-date 2008	0	0.0	0	0.0	2	0.9	15	6.5	214	92.6	231	988,000	1,351,339
West Vancouver													
June 2009	0	0.0	0	0.0	0	0.0	0	0.0	11	100.0	11	3,250,000	3,198,000
June 2008	0	0.0	0	0.0	0	0.0	0	0.0	14	100.0	14	3,479,000	3,509,286
Year-to-date 2009	0	0.0	0	0.0	0	0.0	0	0.0	42	100.0	42	2,993,500	3,003,417
Year-to-date 2008	0	0.0	0	0.0	0	0.0	0	0.0	53	100.0	53	2,890,000	3,150,642
White Rock													
June 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
June 2008	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2009	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
Year-to-date 2008	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Vancouver CMA													
June 2009	4	1.1	26	7.1	84	23.1	105	28.8	145	39.8	364	699,000	921,169
June 2008	2	0.6	31	9.5	73	22.3	77	23.5	145	44.2	328	700,000	988,585
Year-to-date 2009	13	0.7	108	6.1	419	23.8	469	26.6	755	42.8	1,764	700,000	896,792
Year-to-date 2008	11	0.6	138	7.5	463	25.1	425	23.0	807	43.8	1,844	699,000	905,084

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price (\$) of Absorbed Single-detached Units
June 2009

Submarket	June 2009	June 2008	% Change	YTD 2009	YTD 2008	% Change
Anmore	--	--	n/a	--	--	n/a
Belcarra	--	--	n/a	--	--	n/a
Bowen Island	--	--	n/a	800,818	758,308	5.6
Burnaby Total	836,218	982,987	-14.9	870,883	930,350	-6.4
Coquitlam	--	688,753	n/a	815,648	748,049	9.0
Delta	700,868	687,173	2.0	711,442	758,559	-6.2
Langley City	--	--	n/a	--	--	n/a
Langley District	595,180	626,626	-5.0	619,644	643,042	-3.6
Lion's Bay	--	--	n/a	--	--	n/a
Maple Ridge	--	548,060	n/a	569,882	558,485	2.0
New Westminster	--	534,909	n/a	668,479	531,383	25.8
North Vancouver City	--	--	n/a	1,204,215	1,176,091	2.4
North Vancouver DM	1,465,194	--	n/a	1,523,075	1,483,347	2.7
Pitt Meadows	--	--	n/a	546,824	540,368	1.2
Port Coquitlam	--	--	n/a	719,170	--	n/a
Port Moody	--	--	n/a	919,471	957,212	-3.9
Richmond	--	1,048,226	n/a	1,094,835	1,059,340	3.4
Surrey Total	719,646	716,588	0.4	722,133	746,418	-3.3
University Endowment Lands	--	--	n/a	--	--	n/a
Vancouver City	1,421,001	1,448,616	-1.9	1,379,872	1,351,339	2.1
West Vancouver	3,198,000	3,509,286	-8.9	3,003,417	3,150,642	-4.7
White Rock	--	--	n/a	--	--	n/a
Vancouver CMA	921,169	988,585	-6.8	896,792	905,084	-0.9

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Vancouver
June 2009

		Single Detached				Attached				Apartment			
		Number of Sales	Number of Active Listings	Sales-to-Active Listings Ratio	Average Price (\$)	Number of Sales	Number of Active Listings	Sales-to-Active Listings Ratio	Average Price (\$)	Number of Sales	Number of Active Listings	Sales-to-Active Listings Ratio	Average Price (\$)
2008	January	645	3,833	17%	877,272	318	1,379	23%	511,920	861	4,015	21%	406,935
	February	1,000	4,468	22%	920,643	484	1,545	31%	512,730	1,199	4,579	26%	424,839
	March	1,126	5,278	21%	918,593	511	1,787	29%	510,428	1,370	5,148	27%	407,287
	April	1,301	6,222	21%	880,844	609	2,044	30%	509,809	1,364	5,997	23%	408,036
	May	1,216	7,283	17%	887,503	556	2,425	23%	507,192	1,249	6,624	19%	419,794
	June	906	8,122	11%	908,106	442	2,732	16%	514,348	1,038	7,406	14%	399,356
	July	837	8,448	10%	828,780	383	2,960	13%	493,434	968	7,730	13%	389,204
	August	543	7,927	7%	808,015	296	2,792	11%	493,960	743	7,231	10%	401,001
	September	554	8,729	6%	790,036	277	3,115	9%	499,975	764	8,008	10%	369,354
	October	497	8,400	6%	825,206	224	3,112	7%	461,788	647	7,745	8%	386,838
	November	323	7,786	4%	745,778	142	2,988	5%	442,320	410	5,562	7%	346,703
	December	350	6,374	5%	829,508	159	2,472	6%	483,970	417	6,347	7%	357,105
2009	January	292	5,834	5%	782,961	109	2,334	5%	449,389	362	5,798	6%	365,657
	February	589	6,118	10%	792,551	244	2,463	10%	437,233	650	5,962	11%	353,064
	March	904	6,266	14%	763,248	392	2,528	16%	442,266	978	5,785	17%	354,605
	April	1,191	6,310	19%	816,801	596	2,468	24%	463,283	1,179	5,533	21%	364,074
	May	1,413	6,060	23%	831,171	664	2,361	28%	479,580	1,458	5,220	28%	394,133
	June	1,677	5,983	28%	819,235	802	2,227	36%	489,741	1,791	5,042	36%	383,725
	July												
	August												
	September												
	October												
	November												
	December												
	Q2 2008	3,423	7,209	16%	892,151	1,607	2,400	23%	510,450	3,651	6,676	19%	409,062
	Q2 2009	4,281	6,118	23%	822,402	2,062	2,352	29%	477,535	4,428	5,265	28%	380,644
	YTD 2008	6,194	5,868	18%	898,827	2,920	1,985	25%	511,071	7,081	5,628	22%	411,041
	YTD 2009	6,066	6,095	17%	800,995	2,807	2,397	20%	460,249	6,418	5,557	20%	369,210

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

Note: Based on boundaries of the REBGV, does not include Langley, North Delta, Surrey, White Rock

Source: Real Estate Board of Greater Vancouver (REBGV)

Table 5: MLS® Residential Activity for Vancouver
Second Quarter 2009

		Single Detached				Attached				Apartment			
		Number of Sales	Number of Active Listings	Sales-to-Active Listings Ratio	Average Price (\$)	Number of Sales	Number of Active Listings	Sales-to-Active Listings Ratio	Average Price (\$)	Number of Sales	Number of Active Listings	Sales-to-Active Listings Ratio	Average Price (\$)
2008	Q1	2,771	4,526	20%	905,503	1,313	1,570	28%	511,693	3,430	4,581	25%	413,020
	Q2	3,423	7,209	16%	892,151	1,607	2,400	23%	510,450	3,651	6,676	19%	409,062
	Q3	1,934	8,368	8%	808,944	956	2,956	11%	495,790	2,475	7,656	11%	386,520
	Q4	1,170	7,520	5%	800,164	525	2,857	6%	462,693	1,474	6,551	7%	363,549
2009	Q1	1,785	6,073	10%	779,587	745	2,442	10%	442,963	1,990	5,848	11%	357,775
	Q2	4,281	6,118	23%	822,402	2,062	2,352	29%	477,535	4,428	5,265	28%	380,644
	Q3												
	Q4												
	YTD 2008	6,194	5,868	18%	898,827	2,920	1,985	25%	511,071	7,081	5,628	22%	411,041
	YTD 2009	6,066	6,095	17%	800,995	2,807	2,397	20%	460,249	6,418	5,557	20%	369,210

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Note: Based on boundaries of the REBGV, does not include Langley, North Delta, Surrey, White Rock

Source: Real Estate Board of Greater Vancouver (REBGV)

Table 6: Economic Indicators
June 2009

		Interest Rates			NHPI, Total, Vancouver CMA 1997=100	CPI, 2002 =100	Vancouver Labour Market			
		P & I Per \$100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings (\$)
			1 Yr. Term	5 Yr. Term						
2008	January	725	7.35	7.39	123.6	110.2	1,248	3.9	67.7	768
	February	718	7.25	7.29	123.8	110.7	1,249	3.7	67.5	772
	March	712	7.15	7.19	124.6	111.2	1,249	3.8	67.4	774
	April	700	6.95	6.99	124.7	112.1	1,246	4.0	67.2	774
	May	679	6.15	6.65	124.3	113.2	1,243	4.1	67.1	778
	June	710	6.95	7.15	124.3	113.9	1,241	4.2	66.9	786
	July	710	6.95	7.15	124.3	114.7	1,239	4.2	66.6	789
	August	691	6.65	6.85	124.2	114.5	1,241	4.2	66.6	786
	September	691	6.65	6.85	124.1	114.6	1,240	4.3	66.4	787
	October	713	6.35	7.20	122.7	113.4	1,241	4.4	66.5	795
	November	713	6.35	7.20	120.6	112.9	1,240	4.5	66.3	806
	December	685	5.60	6.75	120.6	111.9	1,237	4.8	66.3	815
2009	January	627	5.00	5.79	119.7	112.0	1,229	5.1	65.9	818
	February	627	5.00	5.79	116.2	112.5	1,225	5.5	65.9	821
	March	613	4.50	5.55	114.9	112.6	1,220	6.1	66.0	816
	April	596	3.90	5.25	113.5	112.6	1,227	6.5	66.5	815
	May	596	3.90	5.25	114.0	113.3	1,231	6.8	66.9	809
	June	631	3.75	5.85			1,240	6.9	67.2	809
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes \$100,000 mortgage amortized over 25 years using current 5 year interest rate)

"NHPI" means New Housing Price Index

"CPI" means Consumer Price Index

"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

HOUSING NOW REPORT TABLES

Available in ALL reports:

- 1 Housing Activity Summary of CMA
- 2 Starts by Submarket and by Dwelling Type – Current Month or Quarter
- 2.1 Starts by Submarket and by Dwelling Type – Year-to-Date
- 3 Completions by Submarket and by Dwelling Type – Current Month or Quarter
- 3.1 Completions by Submarket and by Dwelling Type – Year-to-Date
- 4 Absorbed Single-Detached Units by Price Range
- 5 MLS® Residential Activity
- 6 Economic Indicators

Available in SELECTED Reports:

- 1.1 Housing Activity Summary by Submarket
- 1.2 History of Housing Activity (once a year)
- 2.2 Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
- 2.3 Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
- 2.4 Starts by Submarket and by Intended Market – Current Month or Quarter
- 2.5 Starts by Submarket and by Intended Market – Year-to-Date
- 3.2 Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
- 3.3 Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
- 3.4 Completions by Submarket and by Intended Market – Current Month or Quarter
- 3.5 Completions by Submarket and by Intended Market – Year-to-Date
- 4.1 Average Price (\$) of Absorbed Single-Detached Units

SYMBOLS

- n/a Not applicable
- * Totals may not add up due to co-operatives and unknown market types
- ** Percent change > 200%
- Nil
- Amount too small to be expressed
- SA Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Activity Summary of Abbotsford CMA
June 2009

June 2007

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
June 2009	14	0	6	0	0	0	0	0	20
June 2008	21	0	4	0	47	48	0	0	120
% Change	-33.3	n/a	50.0	n/a	-100.0	-100.0	n/a	n/a	-83.3
Year-to-date 2009	52	0	20	2	19	56	0	0	149
Year-to-date 2008	163	2	44	1	129	576	0	0	915
% Change	-68.1	-100.0	-54.5	100.0	-85.3	-90.3	n/a	n/a	-83.7
UNDER CONSTRUCTION									
June 2009	153	0	40	23	59	518	0	0	793
June 2008	266	2	118	27	152	576	0	0	1,141
% Change	-42.5	-100.0	-66.1	-14.8	-61.2	-10.1	n/a	n/a	-30.5
COMPLETIONS									
June 2009	20	0	12	2	8	232	0	0	274
June 2008	43	0	8	0	0	0	0	0	51
% Change	-53.5	n/a	50.0	n/a	n/a	n/a	n/a	n/a	**
Year-to-date 2009	128	0	56	3	57	232	0	0	476
Year-to-date 2008	231	0	68	4	68	310	0	0	681
% Change	-44.6	n/a	-17.6	-25.0	-16.2	-25.2	n/a	n/a	-30.1
COMPLETED & NOT ABSORBED									
June 2009	143	0	14	10	59	84	0	0	310
June 2008	113	0	22	3	18	29	0	0	185
% Change	26.5	n/a	-36.4	**	**	189.7	n/a	n/a	67.6
ABSORBED									
June 2009	52	0	16	1	17	162	0	0	248
June 2008	29	0	8	0	3	17	0	0	57
% Change	79.3	n/a	100.0	n/a	**	**	n/a	n/a	**
Year-to-date 2009	150	0	80	5	49	168	0	0	452
Year-to-date 2008	198	0	50	5	64	332	0	0	649
% Change	-24.2	n/a	60.0	0.0	-23.4	-49.4	n/a	n/a	-30.4

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
June 2009

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
Abbotsford City									
June 2009	8	0	6	0	0	0	0	0	14
June 2008	10	0	4	0	47	48	0	0	109
Fraser Valley H RDA									
June 2009	0	0	0	0	0	0	0	0	0
June 2008	0	0	0	0	0	0	0	0	0
Mission DM									
June 2009	6	0	0	0	0	0	0	0	6
June 2008	11	0	0	0	0	0	0	0	11
Abbotsford CMA									
June 2009	14	0	6	0	0	0	0	0	20
June 2008	21	0	4	0	47	48	0	0	120
UNDER CONSTRUCTION									
Abbotsford City									
June 2009	109	0	40	23	59	518	0	0	749
June 2008	175	0	118	27	100	576	0	0	996
Fraser Valley H RDA									
June 2009	0	0	0	0	0	0	0	0	0
June 2008	0	0	0	0	0	0	0	0	0
Mission DM									
June 2009	44	0	0	0	0	0	0	0	44
June 2008	91	2	0	0	52	0	0	0	145
Abbotsford CMA									
June 2009	153	0	40	23	59	518	0	0	793
June 2008	266	2	118	27	152	576	0	0	1,141
COMPLETIONS									
Abbotsford City									
June 2009	15	0	12	2	6	232	0	0	267
June 2008	29	0	8	0	0	0	0	0	37
Fraser Valley H RDA									
June 2009	0	0	0	0	0	0	0	0	0
June 2008	0	0	0	0	0	0	0	0	0
Mission DM									
June 2009	5	0	0	0	2	0	0	0	7
June 2008	14	0	0	0	0	0	0	0	14
Abbotsford CMA									
June 2009	20	0	12	2	8	232	0	0	274
June 2008	43	0	8	0	0	0	0	0	51

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
June 2009

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
COMPLETED & NOT ABSORBED									
Abbotsford City									
June 2009	79	0	14	10	27	72	0	0	202
June 2008	64	0	22	2	18	17	0	0	123
Fraser Valley H RDA									
June 2009	0	0	0	0	0	0	0	0	0
June 2008	0	0	0	0	0	0	0	0	0
Mission DM									
June 2009	64	0	0	0	32	12	0	0	108
June 2008	49	0	0	1	0	12	0	0	62
Abbotsford CMA									
June 2009	143	0	14	10	59	84	0	0	310
June 2008	113	0	22	3	18	29	0	0	185
ABSORBED									
Abbotsford City									
June 2009	31	0	16	1	10	162	0	0	220
June 2008	17	0	8	0	3	17	0	0	45
Fraser Valley H RDA									
June 2009	0	0	0	0	0	0	0	0	0
June 2008	0	0	0	0	0	0	0	0	0
Mission DM									
June 2009	21	0	0	0	7	0	0	0	28
June 2008	12	0	0	0	0	0	0	0	12
Abbotsford CMA									
June 2009	52	0	16	1	17	162	0	0	248
June 2008	29	0	8	0	3	17	0	0	57

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2A: History of Housing Starts of Abbotsford CMA
1999 - 2008

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2008	331	2	84	27	147	694	0	0	1,285
% Change	-33.0	n/a	-64.1	-18.2	32.4	**	n/a	n/a	18.1
2007	494	0	234	33	111	216	0	0	1,088
% Change	26.3	-100.0	77.3	-8.3	16.8	-60.7	n/a	n/a	-9.9
2006	391	4	132	36	95	549	0	0	1,207
% Change	-12.1	100.0	-42.1	176.9	61.0	200.0	n/a	-100.0	19.3
2005	445	2	228	13	59	183	0	82	1,012
% Change	-25.0	0.0	4.6	-7.1	-13.2	**	n/a	-37.9	-6.6
2004	593	2	218	14	68	56	0	132	1,083
% Change	-6.0	-80.0	-20.7	**	-11.7	n/a	n/a	120.0	2.6
2003	631	10	275	3	77	0	0	60	1,056
% Change	14.3	**	78.6	-50.0	18.5	-100.0	n/a	-73.8	1.7
2002	552	2	154	6	65	28	0	229	1,038
% Change	34.6	0.0	n/a	200.0	**	n/a	n/a	n/a	148.3
2001	410	2	0	2	4	0	0	0	418
% Change	9.9	0.0	n/a	100.0	-81.8	n/a	-100.0	n/a	3.2
2000	373	2	0	1	22	0	6	0	405
% Change	-6.3	-50.0	n/a	-50.0	-68.6	n/a	n/a	-100.0	-28.4
1999	398	4	0	2	70	0	0	92	566

Source: CMHC (Starts and Completions Survey)

**Table 2: Starts by Submarket and by Dwelling Type
June 2009**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	June 2009	June 2008	June 2009	June 2008	June 2009	June 2008	June 2009	June 2008	June 2009	June 2008	% Change
Abbotsford City	8	10	0	0	0	47	6	52	14	109	-87.2
Fraser Valley H RDA	0	0	0	0	0	0	0	0	0	0	n/a
Mission DM	6	11	0	0	0	0	0	0	6	11	-45.5
Abbotsford CMA	14	21	0	0	0	47	6	52	20	120	-83.3

**Table 2.1: Starts by Submarket and by Dwelling Type
January - June 2009**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	% Change
Abbotsford City	38	104	2	26	17	51	76	620	133	801	-83.4
Fraser Valley H RDA	0	0	0	0	0	0	0	0	0	0	n/a
Mission DM	16	60	0	2	0	52	0	0	16	114	-86.0
Abbotsford CMA	54	164	2	28	17	103	76	620	149	915	-83.7

Source: CMHC (Starts and Completions Survey)

**Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
June 2009**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	June 2009	June 2008	June 2009	June 2008	June 2009	June 2008	June 2009	June 2008
Abbotsford City	0	47	0	0	6	52	0	0
Fraser Valley H RDA	0	0	0	0	0	0	0	0
Mission DM	0	0	0	0	0	0	0	0
Abbotsford DM	0	47	0	0	6	52	0	0

**Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - June 2009**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008
Abbotsford City	17	51	0	0	76	620	0	0
Fraser Valley H RDA	0	0	0	0	0	0	0	0
Mission DM	0	52	0	0	0	0	0	0
Abbotsford CMA	17	103	0	0	76	620	0	0

**Table 2.4: Starts by Submarket and by Intended Market
June 2009**

Submarket	Freehold		Condominium		Rental		Total*	
	June 2009	June 2008	June 2009	June 2008	June 2009	June 2008	June 2009	June 2008
Abbotsford City	14	14	0	95	0	0	14	109
Fraser Valley H RDA	0	0	0	0	0	0	0	0
Mission DM	6	11	0	0	0	0	6	11
Abbotsford CMA	20	25	0	95	0	0	20	120

**Table 2.5: Starts by Submarket and by Intended Market
January - June 2009**

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008
Abbotsford City	56	147	77	654	0	0	133	801
Fraser Valley H RDA	0	0	0	0	0	0	0	0
Mission DM	16	62	0	52	0	0	16	114
Abbotsford CMA	72	209	77	706	0	0	149	915

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
June 2009

Submarket	Single		Semi		Row		Apt. & Other		Total		
	June 2009	June 2008	June 2009	June 2008	June 2009	June 2008	June 2009	June 2008	June 2009	June 2008	% Change
Abbotsford City	17	29	2	0	4	0	244	8	267	37	**
Fraser Valley H RDA	0	0	0	0	0	0	0	0	0	0	n/a
Mission DM	5	14	2	0	0	0	0	0	7	14	-50.0
Abbotsford CMA	22	43	4	0	4	0	244	8	274	51	**

Table 3.1: Completions by Submarket and by Dwelling Type
January - June 2009

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	% Change
Abbotsford City	81	148	18	8	37	60	288	378	424	594	-28.6
Fraser Valley H RDA	0	0	0	0	0	0	0	0	0	0	n/a
Mission DM	50	87	2	0	0	0	0	0	52	87	-40.2
Abbotsford CMA	131	235	20	8	37	60	288	378	476	681	-30.1

Source: CMHC (Starts and Completions Survey)

**Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
June 2009**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	June 2009	June 2008	June 2009	June 2008	June 2009	June 2008	June 2009	June 2008
Abbotsford City	4	0	0	0	244	8	0	0
Fraser Valley H RDA	0	0	0	0	0	0	0	0
Mission DM	0	0	0	0	0	0	0	0
Abbotsford DM	4	0	0	0	244	8	0	0

**Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - June 2009**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008
Abbotsford City	37	60	0	0	288	378	0	0
Fraser Valley H RDA	0	0	0	0	0	0	0	0
Mission DM	0	0	0	0	0	0	0	0
Abbotsford CMA	37	60	0	0	288	378	0	0

**Table 3.4: Completions by Submarket and by Intended Market
June 2009**

Submarket	Freehold		Condominium		Rental		Total*	
	June 2009	June 2008	June 2009	June 2008	June 2009	June 2008	June 2009	June 2008
Abbotsford City	27	37	240	0	0	0	267	37
Fraser Valley H RDA	0	0	0	0	0	0	0	0
Mission DM	5	14	2	0	0	0	7	14
Abbotsford CMA	32	51	242	0	0	0	274	51

**Table 3.5: Completions by Submarket and by Intended Market
January - June 2009**

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008
Abbotsford City	134	212	290	382	0	0	424	594
Fraser Valley H RDA	0	0	0	0	0	0	0	0
Mission DM	50	87	2	0	0	0	52	87
Abbotsford CMA	184	299	292	382	0	0	476	681

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
June 2009

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$400,000		\$400,000 - \$499,999		\$500,000 - \$599,999		\$600,000 - \$749,999		\$750,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Abbotsford City													
June 2009	2	6.3	11	34.4	13	40.6	4	12.5	2	6.3	32	540,450	548,822
June 2008	0	0.0	1	5.9	1	5.9	3	17.6	1	5.9	17	549,000	577,118
Year-to-date 2009	5	5.3	23	24.5	14	14.9	14	14.9	14	14.9	94	560,000	592,549
Year-to-date 2008	1	0.8	31	25.0	13	10.5	15	12.1	13	10.5	124	540,000	568,940
Fraser Valley H RDA													
June 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	
June 2008	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2008	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Mission DM													
June 2009	0	0.0	16	76.2	0	0.0	0	0.0	0	0.0	21	469,000	483,219
June 2008	0	0.0	10	83.3	0	0.0	0	0.0	0	0.0	12	480,500	480,917
Year-to-date 2009	0	0.0	48	78.7	0	0.0	0	0.0	0	0.0	61	469,900	480,988
Year-to-date 2008	1	1.3	68	86.1	0	0.0	0	0.0	0	0.0	79	475,000	479,744
Abbotsford CMA													
June 2009	2	3.8	27	50.9	2	3.8	4	7.5	2	3.8	53	489,900	522,828
June 2008	0	0.0	11	37.9	1	3.4	3	10.3	1	3.4	29	520,000	537,310
Year-to-date 2009	5	3.2	71	45.8	14	9.0	14	9.0	14	9.0	155	510,000	548,644
Year-to-date 2008	2	1.0	99	48.8	13	6.4	15	7.4	13	6.4	203	505,000	534,229

Source: CMHC (Starts and Completions Survey)

Table 4.1: Average Price (\$) of Absorbed Single-detached Units
June 2009

Submarket	June 2009	June 2008	% Change	YTD 2009	YTD 2008	% Change
Abbotsford City	548,822	577,118	-4.9	592,549	568,940	4.1
Fraser Valley H RDA	--	--	n/a	--	--	n/a
Mission DM	483,219	480,917	0.5	480,988	479,744	0.3
Abbotsford CMA	522,828	537,310	-2.7	548,644	534,229	2.7

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Fraser Valley
June 2009

		Number of Sales ¹	Yr/Yr ² (%)	Sales SA ¹	Number of New Listings ¹	New Listings SA ¹	Sales-to- New Listings SA ²	Average Price ¹ (\$)	Yr/Yr ² (%)	Average Price ¹ (\$) SA
2008	January	907	-3.1	1,428	2,593	2,828	50.5	428,117	10.6	445,182
	February	1,237	-9.0	1,289	2,487	2,614	49.3	436,824	7.6	449,440
	March	1,238	-25.4	1,249	3,023	2,805	44.5	443,590	5.4	445,532
	April	1,687	-0.5	1,271	3,982	3,072	41.4	439,188	2.7	434,388
	May	1,531	-25.1	1,208	3,482	2,829	42.7	432,679	-1.1	421,925
	June	1,328	-32.0	1,045	2,912	2,627	39.8	446,681	1.7	432,394
	July	1,216	-36.5	1,039	3,333	2,738	37.9	432,686	1.7	429,815
	August	874	-47.5	890	2,234	2,474	36.0	431,642	3.9	429,209
	September	924	-26.8	1,019	2,713	2,626	38.8	413,837	-3.4	418,510
	October	718	-48.4	796	2,444	2,408	33.1	414,553	-2.3	428,001
	November	483	-61.3	658	1,660	2,465	26.7	403,223	-1.2	411,099
	December	445	-50.8	696	963	2,340	29.7	410,603	-8.5	407,862
2009	January	361	-60.2	615	1,752	2,142	28.7	400,783	-6.4	411,996
	February	643	-48.0	708	2,004	2,240	31.6	392,138	-10.2	405,891
	March	932	-24.7	820	2,626	2,085	39.3	392,692	-11.5	393,773
	April	1,220	-27.7	971	2,210	2,030	47.8	409,168	-6.8	419,207
	May	1,415	-7.6	1,096	2,500	2,078	52.7	419,378	-3.1	408,216
	June	1,877	41.3	1,415	2,497	2,119	66.8	424,728	-4.9	412,192
	July									
	August									
	September									
	October									
	November									
	December									
	Q2 2008	4,546	-20.1		10,376			439,185	0.9	
	Q2 2009	4,512	-0.7		7,207			418,843	-4.6	
	YTD 2008	7,928	-17.8		18,479			438,238	3.4	
	YTD 2009	6,448	-18.7		13,589			411,389	-6.1	

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All figures contained in this publication are smoothed data, except for sales and active listings

Raw data: data observed for the current quarter

Smoothed data: average for the last four quarters, to reduce strong variations from one quarter to another and give a clearer trend

* Single-family homes: detached, semi-detached and row homes

** At the end of the quarter

***: observed change greater than 100%

n/a: data not available when fewer than 8 sales are recorded during the quarter

Note: Fraser Valley Real Estate Board includes North Delta, Surrey, Langley, White Rock

Source: CREA

Table 6: Economic Indicators
June 2009

		Interest Rates			NHPI, Total, 1997=100 (B.C.)	CPI, 2002 =100 (B.C.)	Abbotsford Labour Market			
		P & I Per \$100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings (\$)
			1 Yr. Term	5 Yr. Term						
2008	January	725	7.35	7.39	123.3	109.9	86	3.7	67.0	759
	February	718	7.25	7.29	123.4	110.3	85	4.6	67.3	756
	March	712	7.15	7.19	124.2	110.8	86	5.0	67.8	742
	April	700	6.95	6.99	124.2	111.8	87	5.0	68.7	732
	May	679	6.15	6.65	123.8	112.8	88	4.5	69.4	739
	June	710	6.95	7.15	123.7	113.6	89	4.3	69.5	748
	July	710	6.95	7.15	123.8	114.2	88	4.3	69.1	752
	August	691	6.65	6.85	123.7	114.0	89	4.4	69.8	740
	September	691	6.65	6.85	123.6	114.1	89	4.6	69.9	740
	October	713	6.35	7.20	122.2	112.8	90	4.9	70.3	740
	November	713	6.35	7.20	120.3	112.3	89	5.2	69.6	741
	December	685	5.60	6.75	120.2	111.4	88	5.5	69.5	737
2009	January	627	5.00	5.79	119.2	111.4	88	5.8	69.3	744
	February	627	5.00	5.79	115.9	111.9	88	6.2	69.4	752
	March	613	4.50	5.55	114.6	112.0	86	6.9	68.1	763
	April	596	3.90	5.25	113.3	112.1	84	7.0	67.2	754
	May	596	3.90	5.25	113.7	112.9	83	7.5	66.4	752
	June	631	3.75	5.85			84	8.2	67.4	747
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes \$100,000 mortgage amortized over 25 years using current 5 year interest rate)

"NHPI" means New Housing Price Index

"CPI" means Consumer Price Index

"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2006 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "dwelling unit", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "start", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "under construction" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "completion", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "absorbed" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A **"Single-Detached"** dwelling (also referred to as **"Single"**) is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A **"Semi-Detached (Double)"** dwelling (also referred to as **"Semi"**) is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A **"Row (Townhouse)"** dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term **"Apartment and other"** includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The **"intended market"** is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A **"Rural"** area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions, except the Economic Indicators data (Table 6) which is based on Statistics Canada's 2001 Census area definitions.

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